SPECIFIC PLAN/ E.I.R.
SYCAMORE CANYON BUSINESS PARK

(Originally known as the Box Springs Industrial Park)
(Originally adopted on April 10, 1984 by Resolution No. 15328)

Riverside, California

Prepared by:

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with
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July 1982

Edited to include Specific Plan Amendments as of 5/93
by the City of Riverside Planning Department

SPECIFIC PLAN AMENDMENTS

Case	Adoption Date	
SPA-3-878	August 9,1988	(approved)
SPA-1-889	May 1, 1990	Resolution No. 17441
SPA-2-889	September 5, 1989	Resolution No. 18231
SPA-2-890	August 22, 1989	(approved)
SPA-5-890	February 27, 1990	(approved)
SPA-1-912	July 14, 1992	Resolution No. 18037
SP-001-923	May 4, 1993	Resolution No. 18232

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EXECUTIVE SUMMARY

INTRODUCTION

This Specific Plan for Sycamore Canyon Business Park will implement the City of Riverside General Plan for the subject area. It contains land use objectives and design guidelines for future industrial development.

The purpose of this Specific Plan is to evaluate development proposals for consistency with the Plan.

CONTENT OF THE PLAN

As defined by state law, the Specific Plan must include:

- Location and regulation of buildings and land uses;
- Location and standards for transportation facilities;
- Provision for conservation and for development of natural resources;
- Provisions for implementation of the Open Space Element of the General Plan;
- And other measures necessary to carry out the purpose of the General Plan;

The Sycamore Canyon Business Park Specific Plan describes a planned industrial park consisting of approximately 920 ~~1,150~~ acres of industrial and commercial uses within a 1,400 acre project area. Approximately 480 acres of the total 1500 acre Sycamore Canyon Wilderness Park is located within the Plan area. The balance of the Park lies within the Sycamore Canyon (residential) Specific Plan.

The Plan includes a Draft Environmental Impact Report as an integral part. This structure provides maximum environmental utility and minimizes the typical complex review process - both for initial plan adoption and future development reviews.

1.0 INTRODUCTION AND BACKGROUND

1.1 PURPOSE OF THE SPECIFIC PLAN

The purpose of the Sycamore Canyon Business Park Specific Plan is to assure efficient, orderly, and attractive development in accord with the objectives, standards and guidelines contained herein.

The Specific Plan is consistent with the California State requirements for such plans as stated in Government Code Section 65451. The law requires that a specific plan contain a detailed program for the systematic and comprehensive implementation of the General Plan for the subject area.

This specific Plan is organized in five basic sections as follows:

Section 1.0 - Introduction and Background which describes the project location within the City of Riverside, and the relationship to the City's planning process;

Section 2.0 - Development Plan stating the goal, objectives, and policies; land uses and basic structure of the Specific Plan;

Section 3.0 - Development Standards and Design Criteria defining physical requirements for development within the Park, and stating proposed legal restrictions;

Section 4.0 - Specific Plan Administration which describes the regulatory procedures and means of implementing the Plan, and

Section 5.0 - Environmental Impact Report as required by CEQA and the City of Riverside.

Use of the Specific Plan is expected to yield several benefits to the property owners, tenants, developers, and the City of Riverside. Such benefits include:

- Security that Sycamore Canyon Business Park will be developed according to quality design standards;
- Assurance that all City departments and utility companies have approved the Plan so that a proposal in conformance can be expedited;
- Uniformity and equity in development costs for off-site improvements;
- Reduction of E.I.R. processing with resultant saving in time and money; and
- Improved market competitiveness of the park.

- Protection of a prime natural area as a park for the City.

1.2

PROJECT DESCRIPTION AND LOCATION

The project consists of a Specific Plan for the development of a planned industrial park to be called "Sycamore Canyon Business Park".

Consisting of 1,403 acres of land located in the southeasterly portion of the south by Alessandro Boulevard, and on the east by the Atchison, Topeka and Santa Fe Railroad adjacent to the Escondido Freeway (I-15E). The western boundary is formed by the northerly extension of Barton Street, while the northern boundary follows property lines as shown in Exhibit 2.

1.3

RELATIONSHIP TO OTHER PLANS

The Specific Plan is the result of a complex series of circumstances. As the only large, undeveloped area of land not previously subject to detailed planning analysis, the site had been identified as a potentially significant development opportunity in economic revitalization studies conducted in 1978.

The adoption of the Arlington Heights Plan for the area immediately to the southwest in June of 1979, served to stimulate action to take a new look at this area and restudy the 1969 General Plan. Another factor was the County of Riverside Woodcrest Area Plan involving land to the south. Consequently, in early 1979, the City joined the County in adopting interim two-acre "Residential-Agricultural" zoning over a large portion of this area as a control pending further studies.

The City of Riverside prepared a special report for the Southeast Study Area, adjacent to and complementing the County Woodcrest Study Area. As a policy report, it was adopted by the City Council in November of 1980.

The Southeast Area Study, as a land use and open space plan, is "a planning guide to future development". As shown in Exhibit 4, the Study calls for "Industrial Park" use of some 1,154 acres. About 250 acres (Sycamore Canyon) is shown as "Natural Arroyo". The existing property of the Edgemont Community Services district is recognized as "Public and Institutional". A small area of Retail Business and Office is indicated near Barton Street and Alessandro Boulevard.

Another significant factor is the Air Installation Compatible Use Zones (AICUZ) report for March Air Force Base. As amended in October of 1979, this official Department of the Air Force study identifies aircraft noise and accident potential effects of the mission at March AFB. It also recommends land use plans, policies, and ordinances which are intended to insure compatible relationships in the local environs of the base.

The bulk of property within the Sycamore Canyon Business Park is described as impacted by aircraft noise contours of 80 CNEL or above. In addition, a large area of land along the AT&SF railroad is exposed to accident potential resulting from aircraft operations.

This Specific Plan has also been coordinated with the Sycamore Canyon Specific Plan to the West and the General Development Plan for the Sycamore Canyon Park.

Development policy for the Sycamore Canyon Business Park has considered the previous studies and incorporated relevant policies so as to achieve necessary consistency.

When the Specific Plan is adopted, several actions involving the City of Riverside General Plan will become appropriate. These include several specific items noted in the Southeast Area Study - Final Report and defined in Section 3.1 of the Plan.

1.4 LEGISLATIVE CONTEXT

Adoption of a Specific Plan allows a City Council or Planning Commission to exercise broad regulatory powers in the public interest. As with general plans, the Planning Commission must hold a public hearing before they can recommend the adoption of a specific plan. The City Council may then adopt the Specific Plan by ordinance of resolution. The latter form is common where no existing zoning ordinance or other code is amended.

When adopted, the Specific Plan has the same effect as the local General Plan. The Council is required (by the Subdivision Map Act) to deny approval of any tentative or final subdivision which is inconsistent with the Specific Plan (Government Code Section 66474(b)).

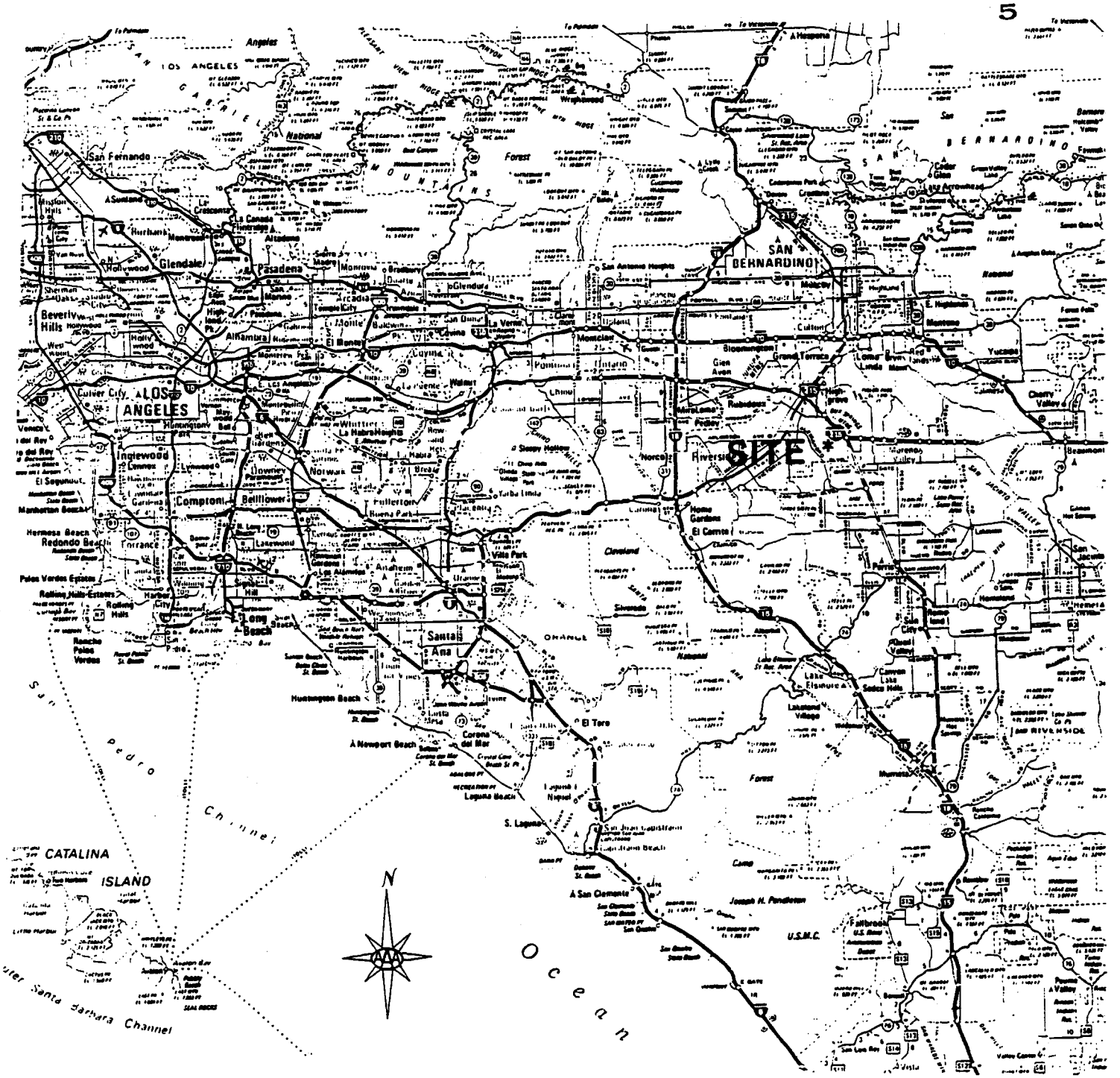
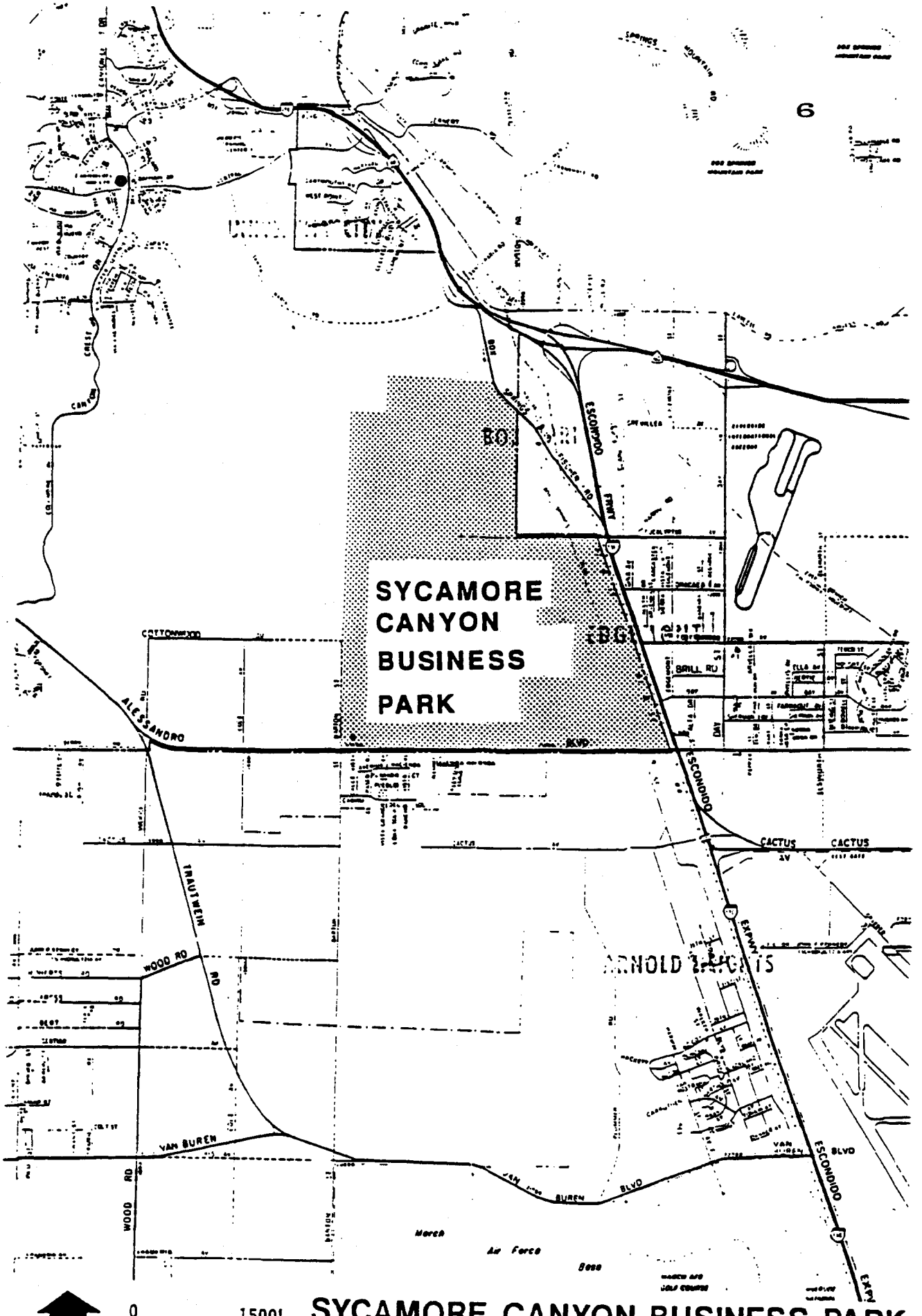


EXHIBIT 1: REGIONAL SETTING



SYCAMORE CANYON BUSINESS PARK
EXHIBIT 2: LOCAL SETTING

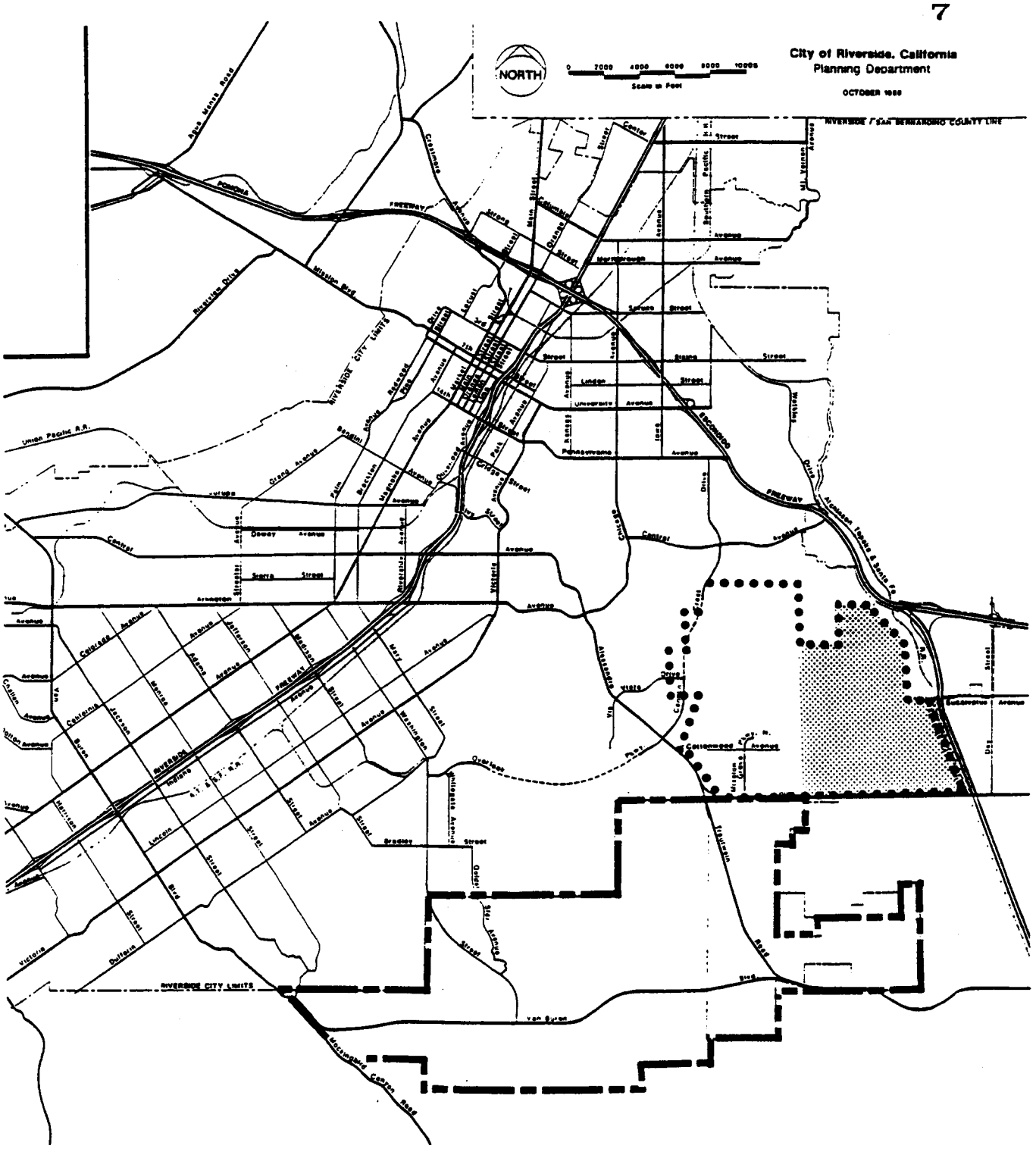


EXHIBIT 3: STUDY AREAS

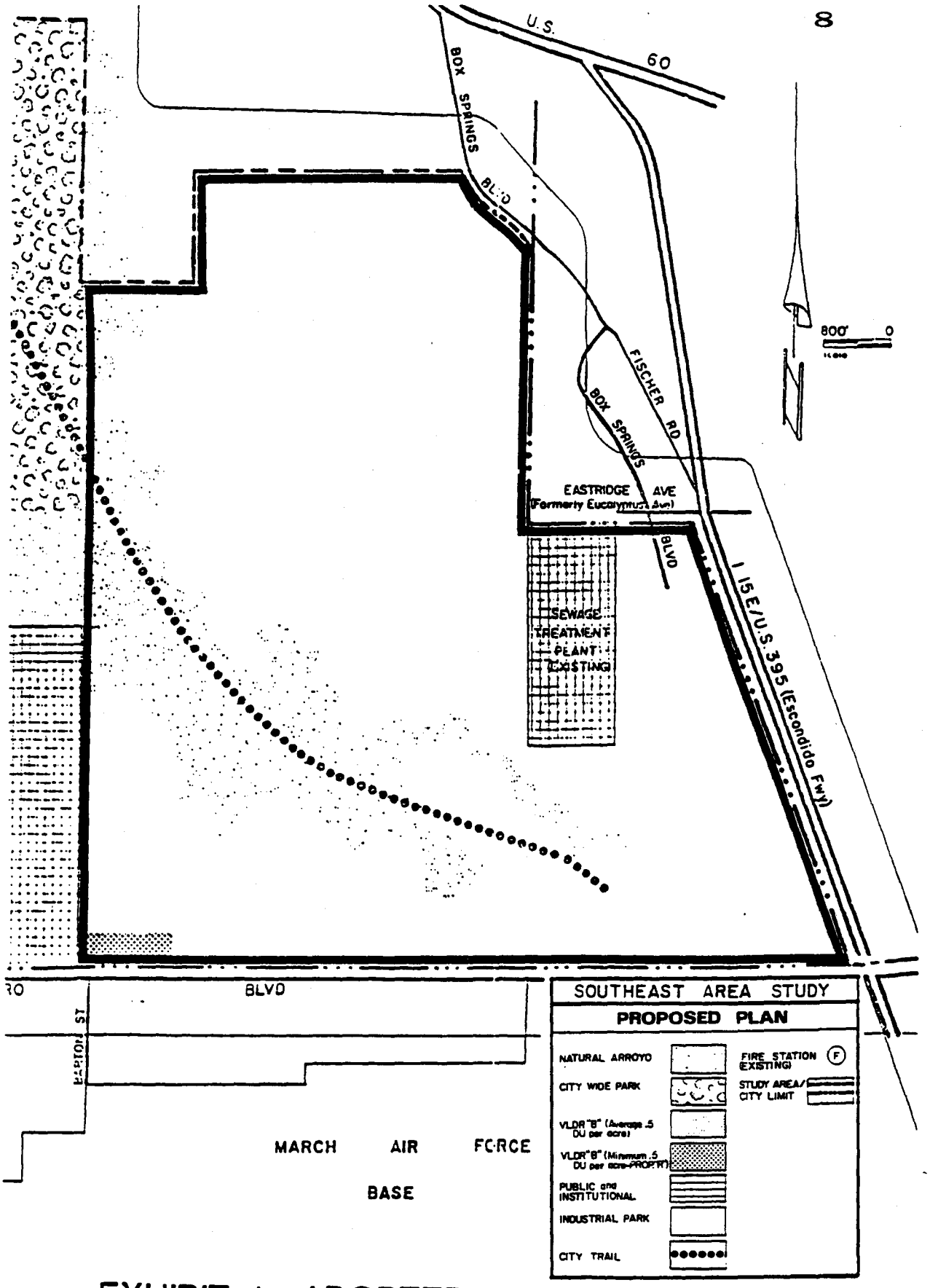


EXHIBIT 4: ADOPTED PLAN-SOUTHEAST AREA

SYCAMORE CANYON BUSINESS PARK SEGMENT

2.0 DEVELOPMENT PLAN

The Sycamore Canyon Specific Plan employs the same structure and content as a general plan, only in more "specific" detail. Accordingly, it is appropriate to state the following:

Goal: A comprehensive plan and policies to encourage and facilitate high quality industrial development in the subject area.

Objectives:

- Establishment of site design standards to assure quality development.
- Recognition of AICUZ impact and topographic features as development constraints.
- Preservation of Sycamore Canyon as a unique natural resource with City-wide open space value.
- Efficient and orderly development to minimize infrastructure costs.

These goal and objectives statements reflect recommendations of the Southeast Area Study as relevant to the Specific Plan site.

The City of Riverside has placed a high priority upon economic development as a means of stimulating local job opportunities, a healthier tax base, and a stronger and broader range of industries within the community.

This Specific Plan initiated by the City Council, will require a continued City commitment toward a joint partnership effort with the various land owners and developers to implement the Plan. An Action Program necessary to achieve the goal and objectives is further defined in Section 4.0 of this Plan.

2.1 LAND USES

Sycamore Canyon Business Park will accommodate a variety of industrial, commercial, and industrial support uses in a planned development complex.

Consistent with plan objectives, the arrangement of these uses and the relationship to natural and man-made environmental features are intended to produce an industrial park of high quality.

The Land Use Plan (Exhibit 5) describes this pattern of land uses. A tabulation of approximate development acreage is shown in Table 1.

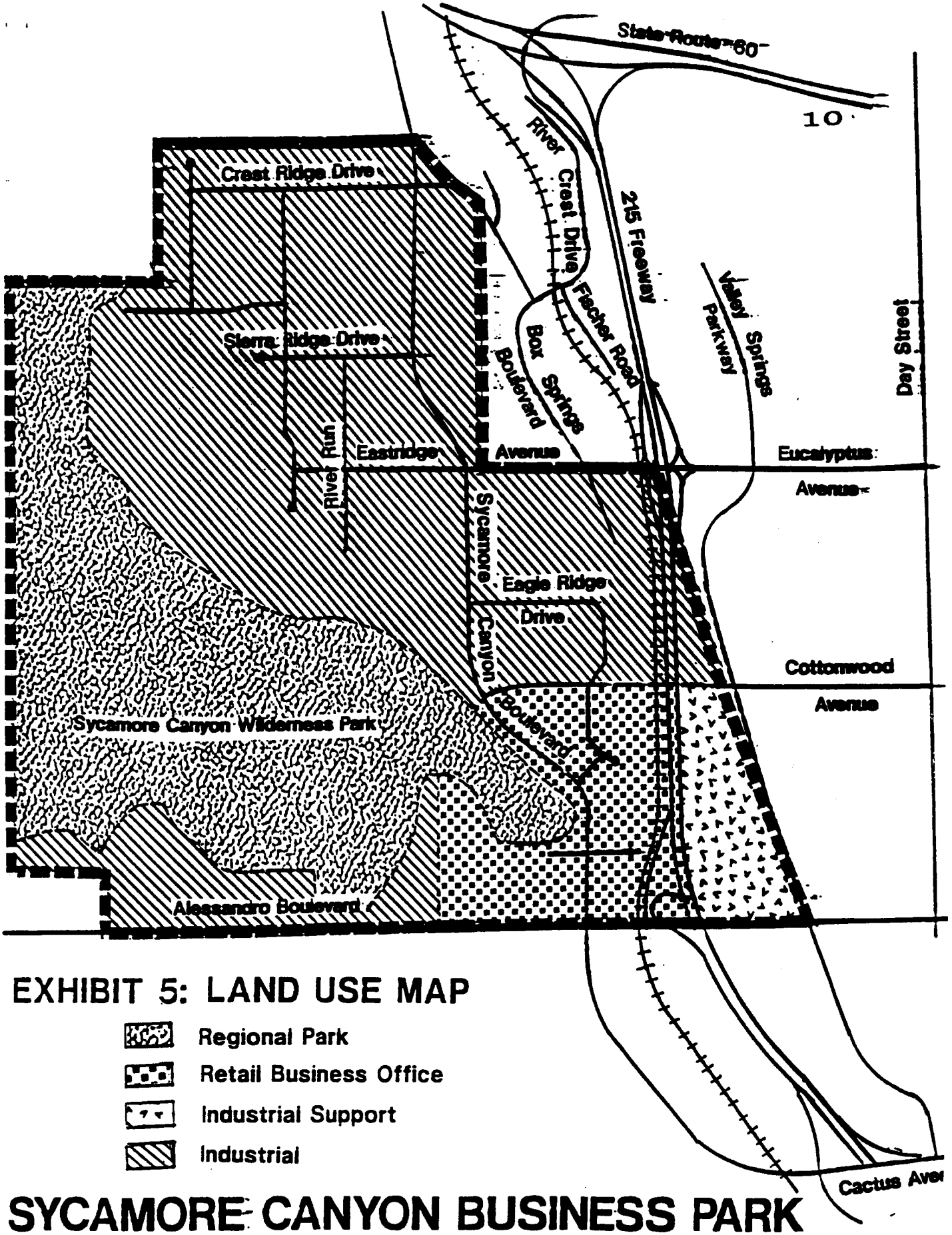


EXHIBIT 5: LAND USE MAP

- Regional Park
- Retail Business Office
- Industrial Support
- Industrial

SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN

TABLE 1
LAND USE DISTRIBUTION SUMMARY

USE	GROSS ACRES
Retail Business and Offices	137
Industrial:	802
Industrial Support:	33
Arroyo (Sycamore Canyon):	431
Total:	1,403

These land use categories are generally described as follows:

- Retail Business and Offices - This land use category allows for retail shops, services and other similar commercial development. It also provides for low to moderate intensity office uses and for some visitor-serving commercial development. The typical development intensity for this category is a 0.25 Floor Area Ratio (FAR); the maximum development intensity is a 0.35 Floor Area Ratio (FAR).

- Commercial Office Support (COS) - Uses include industrial, administrative and office support uses, personal services, and highly limited retail uses intended to meet the needs of Industrial Business Park and their employees.(No acreage within this plan)

- Industrial - Appropriate land uses include light industrial, distribution and warehousing, and product assembly; as further defined in Section 3.1.

- Industrial Support - Low intensity industrial support uses (i.e. 25% LUI).

- Arroyo - Sycamore Canyon open space area.

The arroyo portion of the Specific Plan area is a unique feature of this project. For many decades, the City of Riverside has identified Sycamore Canyon and its constituent drainage swales as a natural open space feature with City-Wide significance. In addition to its potential open space/recreation potential, this arroyo provides a logical dividing line between residential areas to the west and the industrial uses proposed in the Specific Plan.

The Plan calls for a multi-purpose use for this area. An easement for public use of a planned recreation trail

(pedestrian/equestrian) is included as shown in Exhibit 7. The bulk of the arroyo is planned for retention as natural, undeveloped open space. Other uses of the side canyons of the arroyo would include drainage siltation retention basins to control storm water runoff form the Sycamore Canyon Business Park. In this manner, stormwater runoff can be cleaned up prior to entry into the natural canyon system, and the arroyo can then become a logical extension of the natural drainage system which has existed. The City Council has authorized a Specific Plan for the entire Sycamore Canyon area. When adopted, said plan will further define permitted uses and maintenance of this open space.

Final development of Sycamore Canyon Park will include an active recreation area in a portion of the Park. This area is between Alessandro Boulevard and the planned interpretive center, and will include family and group picnic facilities, parking, and a children's play area. This active recreation area is approximately five acres is size. The nature and scope of development in the Sycamore Canyon Park is described in the General Development Plan of the Sycamore Canyon Specific Plan, (Separate Document). Park boundaries are defined and basic park uses are identified and located. Construction details of each of these uses will be defined during the preliminary plan and working drawing phase of development, but must be in conformance with the General Development Plan. If a change in the General Development Plan is desired, it must be amended in the same manner as other elements of the Specific Plan. Development within the entire park shall generally be paid for with park fees, or other sources available to the City.

In the upper part of the Canyon, an area of sloping land into the Canyon has been utilized for years as an agricultural area. Since it is immediately adjacent to the Canyon and it naturally slopes into the Canyon, this area will be used for compatible agricultural or tree farming uses, to be operated under contract with the City.

2.2

CIRCULATION

The Sycamore Canyon Business Park has direct access to the "Escondido Freeway" (I-15E, U.S. 395) and to Alessandro Boulevard.

The freeway status is under review by CalTrans and the federal Department of Transportation at this time. Efforts are underway to retain the existing I-15E designation (as part of the federal interstate freeway system) and to implement necessary improvements to meet physical design and construction standards.

The existing divided highway portion which abuts the Business Park on the east is planned to be improved by such standards. Full interchange at Alessandro Boulevard and Eastridge/Eucalyptus Avenue, are also under consideration. Upon adoption of the Eastridge/Eucalyptus interchange by CalTrans, the City will endorse deletion of the proposed highway 81 from the State Highway System.

The Specific Plan calls for the primary entrance to the Industrial Park at Eastridge with a full freeway change at Eastridge Avenue and I-215, and a secondary ingress/egress at Sycamore Canyon Boulevard intersections with Alessandro Boulevard to the south and Box Springs Boulevard to the north.

Circulation policies for the Specific Plan include access controls as a means of assuring adequate traffic flow and safety:

- Access to an arterial shall be limited to one point for 300 feet of frontage, or one point per parcel with less than 300 feet of frontage.
- Combined access to arterials between adjacent properties shall be encouraged wherever possible to reduce the number of encroachments.
- Access points shall be located a minimum of 100 feet from the back of curb returns at intersections of arterials wherever possible.
- Median island breaks and left turn access shall be subject to Public Works Department approval.

Two road improvements standard sections are called for in this plan - a 106 foot industrial thruway (arterial) and a 60 foot industrial collector. These standards are illustrated in Section 2.3. For additional specific information regarding street cross-sections contact the Public Works Department.

The circulation system within the plan utilizes variable-width streets ranging from undivided two-lane to divided 8-lane in order to accommodate anticipated traffic flows.

Specific arterial designations are as follows:

- Alessandro Boulevard - an 8-lane divided major between Sycamore Canyon Boulevard and Interstate-215, the remainder as a 6-lane divided major.
- Eastridge Avenue- a variable-width major ranging from a 4-lane divided on the West to an 8-lane divided at the future Interstate 215 interchange on the East.
- Sycamore Canyon Boulevard - a variable width, 4-lane divided major between Alessandro Boulevard and Crestridge Drive.
- In addition, an "urban interchange" will be located at Interstate 215 and Eastridge Avenue. Provisions will be made to extend Cottonwood Avenue across the future alignment of I-215.

2.3 LANDSCAPING/ DESIGN CRITERIA

Implementation of the Sycamore Canyon Business Park Specific Plan will be strongly affected by the ~~landscaping~~ landscaping and design of the development sites.

The basic objective of the Plan in this regard is to create a strong unified landscape character in the plan area. This will be done by implementing the standard city landscaping requirements for industrial and commercial developments.

Characteristics of City Standards include:

- Use of water conserving turf, ground cover and trees.
- All slopes adjacent to and/or visible from Sycamore Canyon Park shall be treated with native plant materials.
- Use of standard curb and gutter treatments

Key entrances to the Park are identified to create landmarks within the landscape theme to orient users.

A median is used in the thruway streetscapes to provide scale and continuity of the entry statement with accent tree planting, and to control traffic flow.

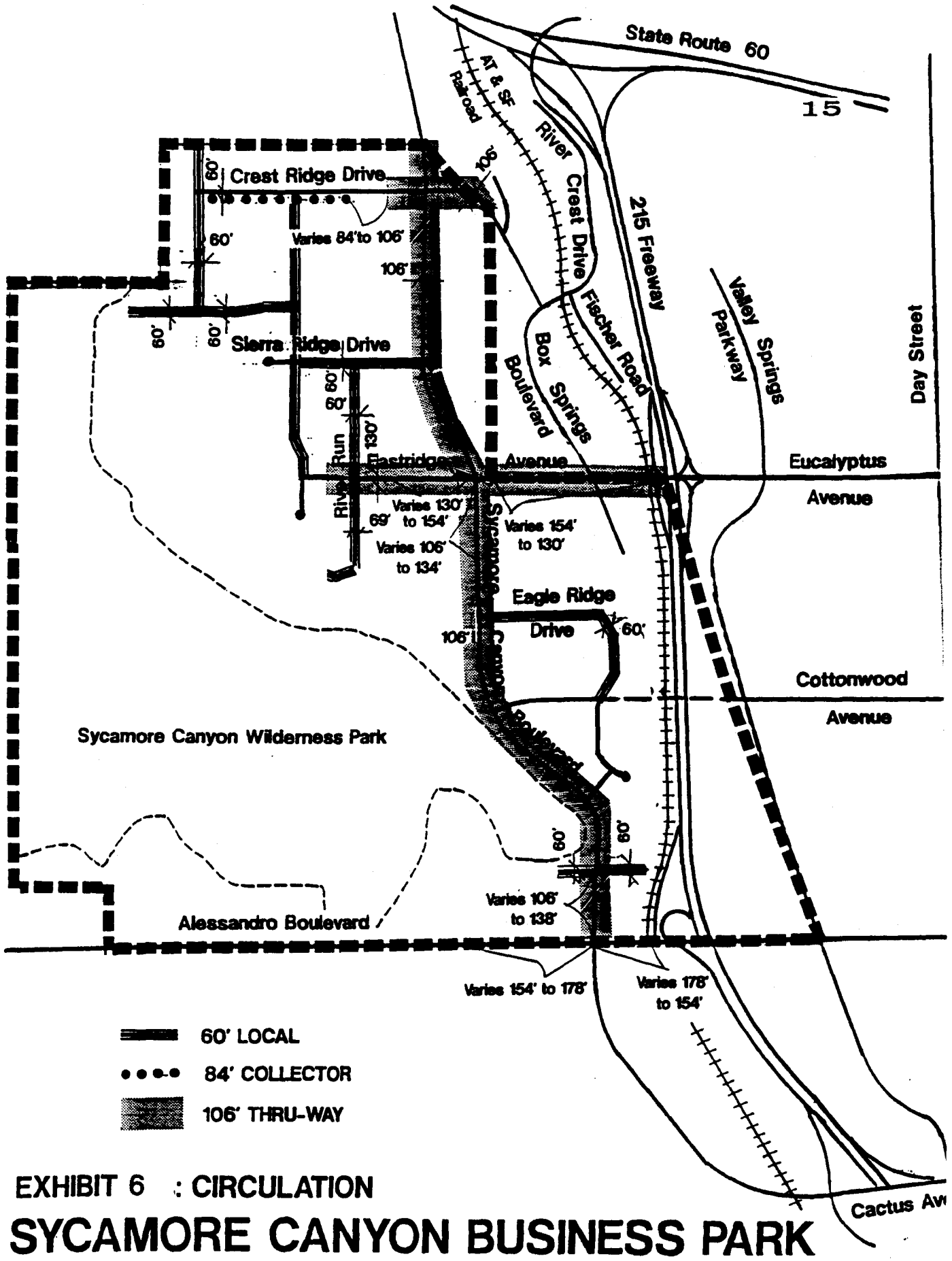
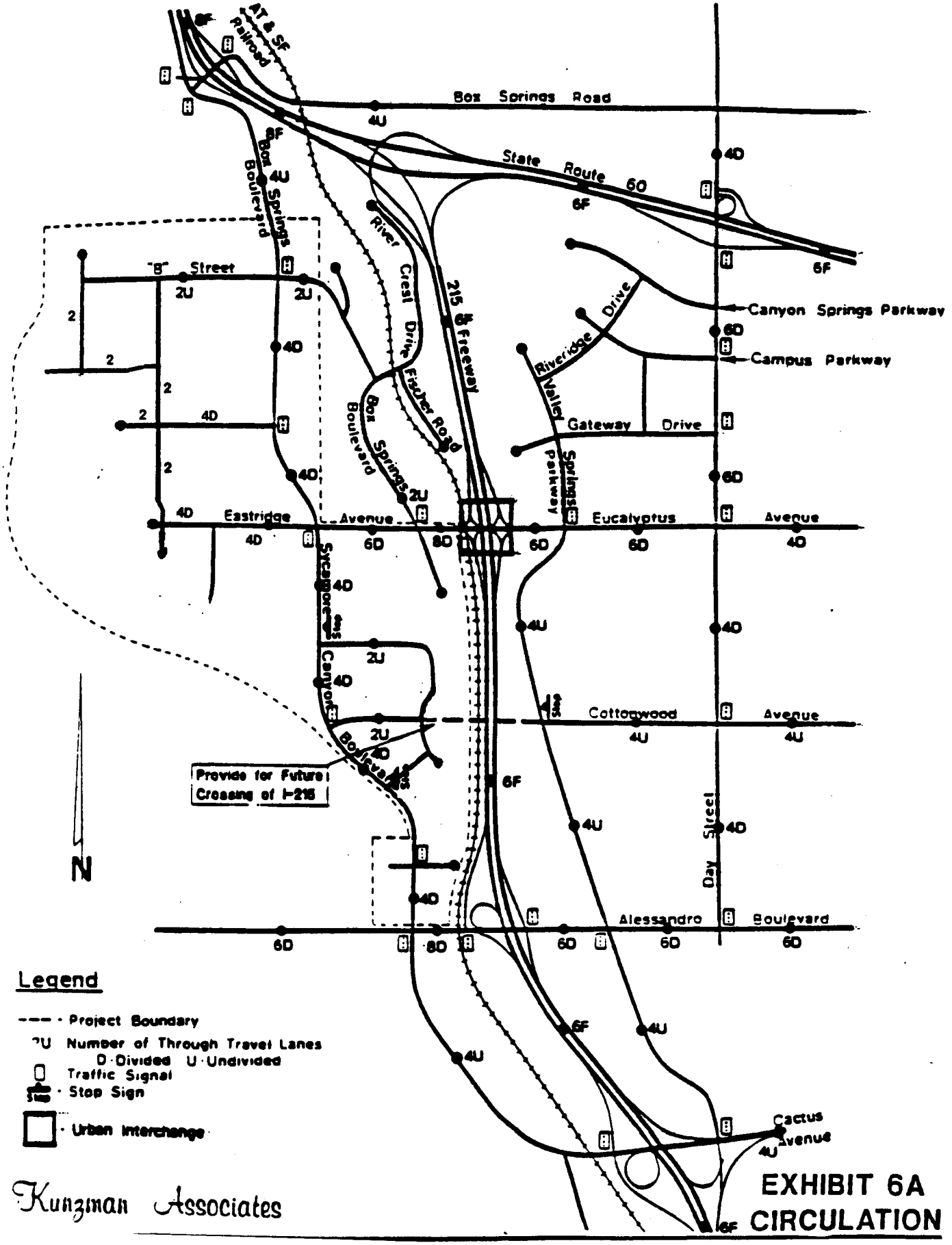


EXHIBIT 6 : CIRCULATION

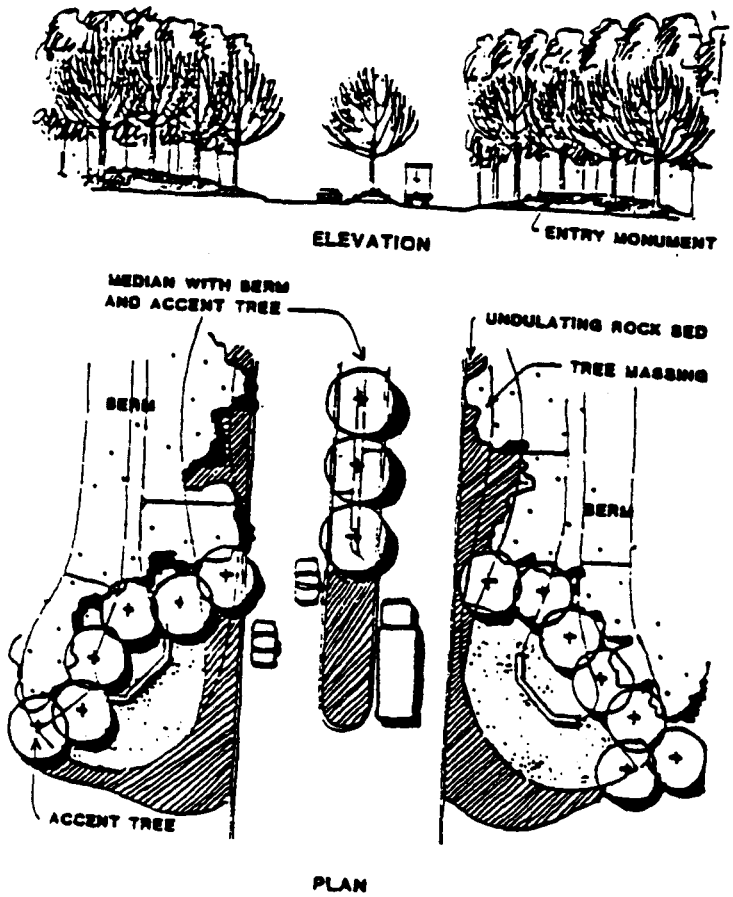
SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN



Kunzman Associates

EXHIBIT 6A
CIRCULATION

The selection of plant materials should be made with water conservation and low maintenance characteristics as major considerations. The aesthetic qualities of such plants should blend with the native plant material in the area; especially at edges of the project near the Sycamore Canyon open space. A plant list is included to suggest appropriate material selection. Where the rear or side yard of industrial development abuts the Sycamore Canyon Open Space area, special consideration shall be given to the design of required landscaping so as to provide a visual buffer. Methods to be employed shall include undulating berms and dense planting of native materials to include trees and shrubbery.



ENTRY STREETSCAPE

Plant materials, identified in order of preference for particular areas, are:

- Trees:

  Tall, vertical evergreens-(Thru-way)

1. Eucalyptus massing from the following varieties:

   Euc. sideroxylon (red iron bark)
   Euc. polyanthemos (silver dollar)
   Euc. nicholii (willow leafed peppermint)
   Euc. erythrocorys (red cap gum)

2. Pinus species

Broad-dome evergreens-(Collector road)
1. Geijera parviflora (Australian willow)
2. Schinus molle (California pepper)
3. Schinus terebinthifolius (Brazilian pepper)

Accent Trees

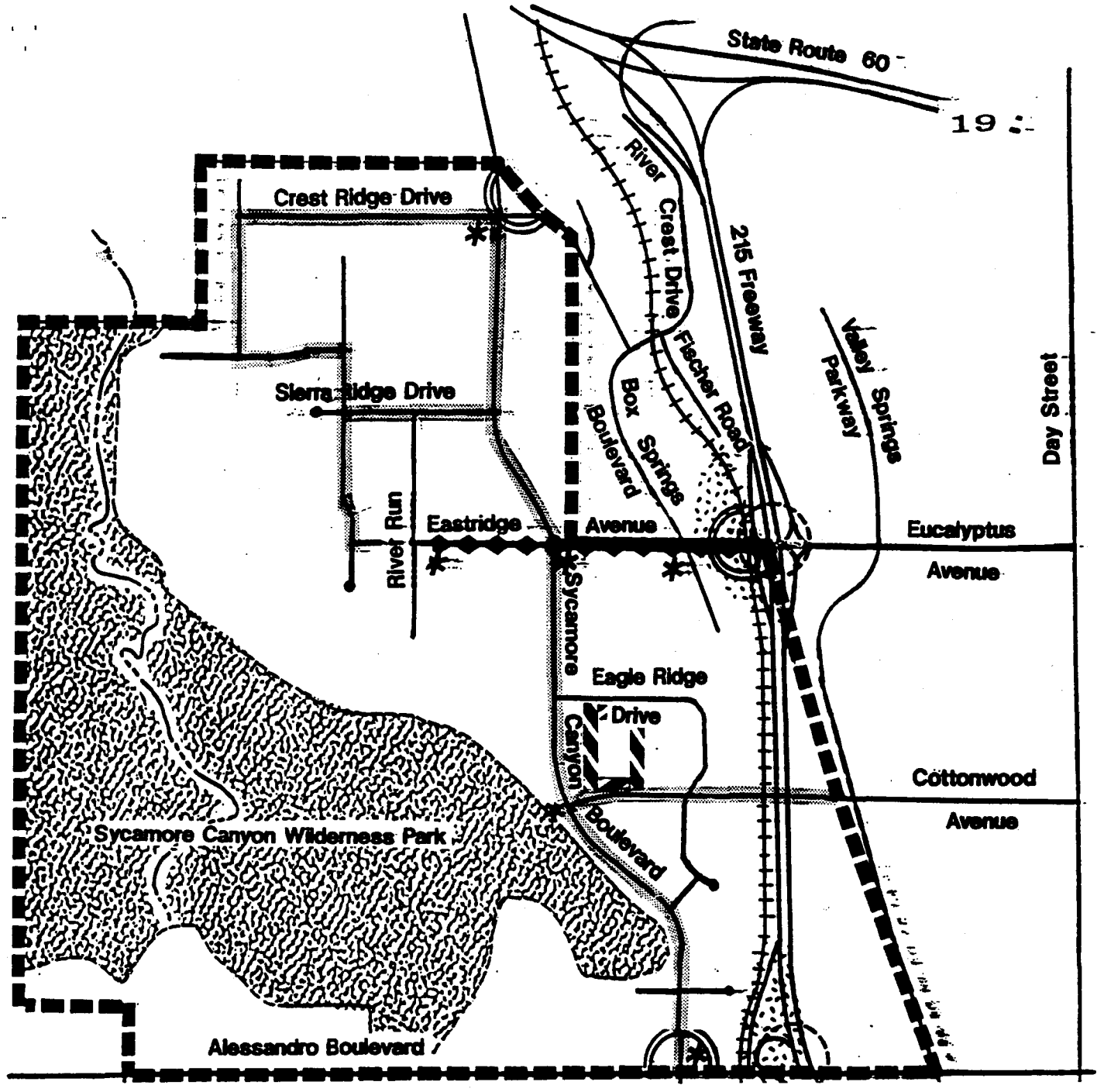
1. Pistachia chinesis (Chinese pistache)
2. Platanus acerifolia (London plane tree)
3. Koelreutaria paniculata (golden rain tree)
4. Acacia bailyana
5. Platanus racemosa (California Sycamore)
6. Salix species (willow)

- Ground Covers:

1. Rock bed (native granite material)
2. Grasses (fountain grass, ruby grass) Note - Unmowed with temporary irrigation for the first year.
3. Hydro-seed mix consisting of 3 ft. maximum height, low fuel combustible mix of perennials, woody plants and spring flowers.
4. Hand-planted materials (plumbago auriculata, honeysuckle, cerastium tomentosus)

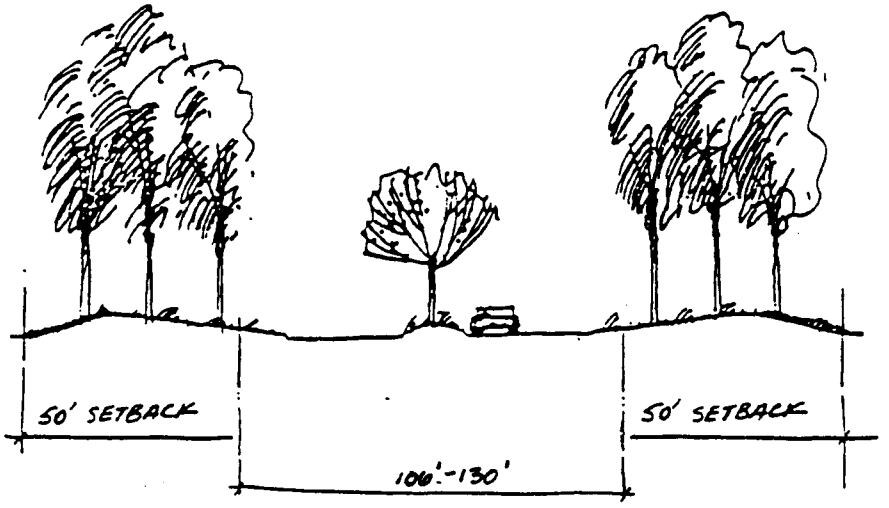
All plantings to have permanent drip irrigation systems complete with moisture-sensing device to conserve water.
Streetscape guidelines have been developed as major design criteria for the Park.

The proposed thruway (arterial) concept involves a dominant landscape treatment with taller trees and a median design feature. As shown below, the tall evergreen trees are informally massed along the right-of-way within the setback area. Accent trees (deciduous) are centered in the median to avoid limb damage by passing trucks.



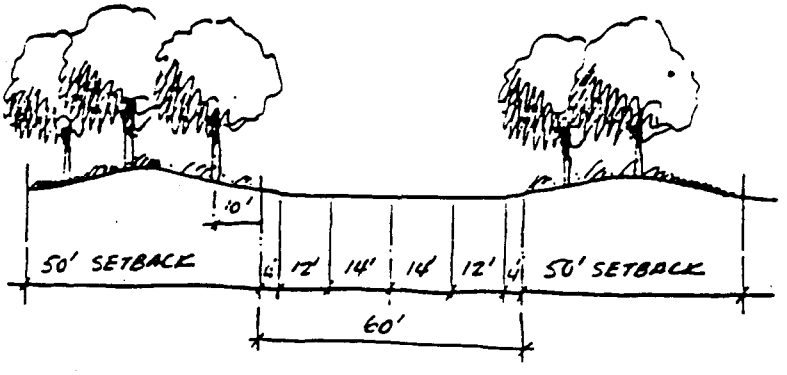
THRU-WAY STREETSCAPE
COLLECTOR ROAD STREETSCAPE
BUFFER ZONE
RECREATION TRAIL
PROPOSED PARK BOUNDARY
INDUSTRIAL PARK BOUNDARY
SYCAMORE CANYON OPEN SPACE
FREEWAY INTERCHANGE LANDSCAI
DIRECTORY SIGNAGE
ENTRY STATEMENT
PROPOSED INTERCHANGE

EXHIBIT 7: LANDSCAPING/ URBAN DESIGN
SYCAMORE CANYON BUSINESS PARK
SPECIFIC PLAN



THRUWAY STREETSCAPE

Collector roads receive secondary landscape treatment with smaller-scale trees and no median. The broad-dome evergreen trees are set back from the right-of-way to avoid damage by traffic.



COLLECTOR STREETSCAPE

2.4 UTILITIES

Provisions for adequate utility service is a key aspect of the Specific Plan. Two principal factors, availability and cost, guided the preparation of this section.

An extensive data gathering process was undertaken to identify all existing and currently proposed utility systems relative to the

Sycamore Canyon Business Park Study area. This data was then evaluated, and a determination made as to how best provide for future service system needed to implement the proposal land use plan. The evaluation paid particular attention to the relationship between the Land Use Plan, (described in the following subsection), and the potential location of future utility lines. In most cases, it has not been possible to specify the sizes for specific utility line extensions. The actual sizes will be dependent on the intensity and type of development which occurs. As specific project development proposals are identified it will be possible to calculate line sizes. This does not preclude making a determination as to where major utility service lines can most suitably be located as well as to the phasing sequence in which they will need to be constructed.

The remainder of this subsection is a discussion of each major utility. A description of the existing system is given first, followed by proposals for future line extension. Exhibit 8, Utilities Plan, presents in graphic form, the location of existing and proposed utility lines described as follows:

2.4.1

WATER-LOCAL SERVICE

Principal water purveyor in the Specific Plan Area is the Western Municipal Water District of Riverside County (WMWD). The Plan Area is located in the northeast corner of the WMWD service area and is entirely within their Western Improvement District #3. This area became part of the water district prior to city's annexation; which has resulted in the water district's boundaries not always being coterminous with the city boundary.

Principal water lines serving the Sycamore Canyon Specific Plan are a 12" line along the northern side of the Alessandro Boulevard r-o-w, and a 23" line perpendicular to Alessandro Boulevard running north from a point ± 1,000 feet west of the Alessandro/AT&SF r-o-w intersection to the intersection of Cottonwood Avenue and the AT&SF r-o-w, and a 10" line continuing north along the AT&SF r-o-w to Eastridge Avenue. There is a connecting 10" line in Eastridge Avenue between Box Springs Boulevard and the AT&SF r-o-w. A 12" WMWD line is located in Box Springs Boulevard south of Eastridge Avenue. This line connects with a 12" line in Box Springs Boulevard north of Eastridge Avenue which is owned by the Eastern Municipal Water District (EMWD). The EMWD serves the industrial area in the county located adjacent to Box Spring Boulevard.

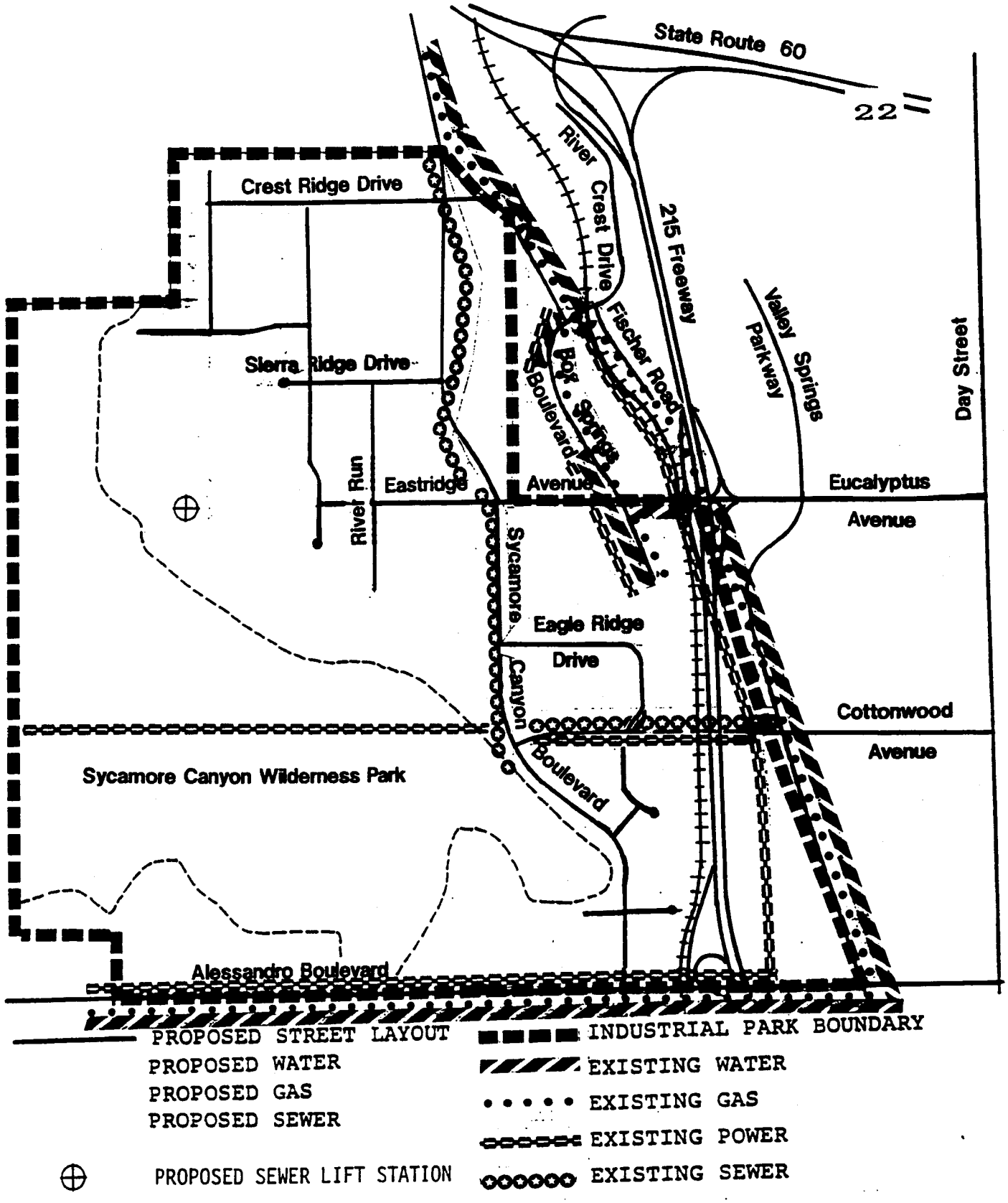


EXHIBIT 8: UTILITIES

SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN

The entire Plan Area is within WMWD pressure zone #1837. The 12" line in Alessandro currently has a capacity of 1,200 to 1,500 gallons per minute.

As of January 1, 1982, the only proposed water system improvement in the Specific Plan area was an 18" line paralleling the existing 12" line in Alessandro Boulevard. This has not been designed and no funding has been allocated for it.

Representatives of the WMWD have stated that there is adequate water volume available to serve any potential industrial development within the Specific Plan Area. They also stated that forming the loop systems between the northern and southern portions of the Planning Area would be the best way to provide service. The northeast corner of the study area would be served by the WMWD off of a 23" line in Box Springs Boulevard. This would require a joint metering agreement with the EMWD similar to that already in operation for the line south of Eastridge Avenue.

Specific water service line extensions should be engineered and accomplished through the proposed Redevelopment Agency project and/or Tax Assessment District.

2.4.2

WATER (REGIONAL)

The Metropolitan Water District of Southern California (MWD) operates the Mills Filtration Plant, adjacent to the southwestern corner of the Plan Area. Water processed at the facility is sold to two water agencies who serve the Riverside area.

Water is supplied to the Filtration Plant by a 10' diameter pipe line which runs diagonally across the Plan Area from the northeast to the southwest. This line connects the plant with the east branch of the California Aqueduct at a point near the Riverside International Raceway. It is within a fee-owned 80' r-o-w and is buried between 6' and 6 ½'. No permanent structures can be built within this r-o-w, although it can be used, through a lease agreement with MWD, for vehicular access and parking. The pipeline is five years old and has been designed to H-20 loading standards. No structural reinforcement is likely to be required for either a road or railroad spur crossing. This assumes that the line remains buried at least 5 feet, (i.e., no more than 1 foot of soil may be removed from the r-o-w by grading operations). In addition, the r-o-w must remain open to the MWD for access at all times. The replacement of any improvements made within the r-o-w by a lessee (e.g.,parking areas, curbs/gutters, etc.), should they be damaged by the MWD in gaining access to the line, is the responsibility of the lessee.

No changes or alterations to the MWD pipeline are proposed under this plan. In addition, no impact on the Mills Filtration Plant is anticipated to result from implementation of the proposed project.

2.4.3

SEWERAGE

The Plan Area is within the service area of both the Edgemont Community Services District (ECSD) and the City of Riverside. ECSD currently contracts with the City of Riverside for sewage treatment. An existing Edgemont facility chlorinates effluent from its service area and sends it into the City lines. No expansion of the Edgemont facility is anticipated.

The City of Riverside has an 18" and 24" trunk line in Sycamore Canyon Boulevard and an existing trunk line in Cottonwood Avenue, that the Edgemont facility feeds into. A sewer lift station will be required. The lift station is proposed to be located at the southwest corner of Eastridge Avenue and River Ridge Drive.

Additional trunk lines will be installed by the City as development demand occurs. These lines will follow the proposed roadway system.

2.4.4

ELECTRICAL

Electrical power to those uses currently located within the Plan Area is currently provided by the Southern California Edison Company. SCE facilities include 4 kilovolt (KV) and 12 KV overhead circuits along the west side of the AT&SF r-o-w. The 12 KV circuit serves industrial development along Box Springs Boulevard in the county area, while the 4 KV circuit serves the Edgemont Community Services wastewater treatment facility, as well as businesses and residences bordering the west side of Interstate 15E. The Edison Company also has a 23 KV overhead circuit along the south side of Alessandro Blvd., west of Interstate 15E.

The nearest city-owned electrical circuit is a 23 KV overhead line which originates at the La Colina substation (599 Central Avenue) and terminates at the MWD Mill Filtration Plant. There is also a 69 KV overhead circuit which originates at the La Colina substation and terminates at the Freeman substation (330 Gibson Street). Both of these circuits pass close to the western border of the Plan Area.

The City is currently in the process of assuming service from SCE for all of the circuits currently located within, and adjacent to, the Plan Area. This involves extending the 12 KV circuit which serves the MWD Mills Filtration Plant easterly to a point past the ECSD wastewater reclamation plant and then northerly to Box Springs Boulevard where it will connect with the existing

SCE system. The total cost for this project is approximately $265,000, and it is scheduled for completion by mid-1982.

City acquisition of SCE circuits in the Plan Area will not significantly increase the service capacity of the area. Potential new development will require additional circuits. This would most likely include a 69 KV circuit in the same r-o-w as the proposed city 12 KV circuit between the Filtration Plant and Box Springs Boulevard. In addition, one or more new substations, located near the Alessandro Boulevard/Interstate 15E intersection and/or north of the ECSD treatment plant, would be necessary.

All new circuits providing service within the Plan Area will be underground. These circuits will form loop systems with street rights-of-way. Specific electrical transmission line extensions should be engineered and accomplished through the proposed Redevelopment Agency Project and/or Tax Assessment District.

Recently, the city constructed an electrical transmission line approximately 600 yards north, and parallel to Alessandro Boulevard. It bisects the planned public park. This line should be relocated away from park viewsheds and prime value areas. Every consideration should be given to the relocation of this line during the development of the park.

2.4.5

NATURAL GAS

Natural gas is provided to the Plan Area by the Southern California Gas Company. Facilities include a 3" line along the western 2,700' of the north side of the AT&SF r-o-w to Cottonwood Avenue and a 4" line in Box Springs Boulevard. This last line passes through the developed industrial area in the county and extends south of Eucalyptus Avenue and the length of the improved portion of Box Springs Boulevard (±400 feet). There is a 30" transmission line which crosses the central portion of the Plan Area from west to east, north of the ECSD treatment plant, to the Cottonwood Avenue r-o-w, along which it continues east. This r-o-w is 16.5' wide and is subject to essentially the same condition and restrictions as the previously described MWD r-o-w.

The gas company has stated that adequate supplies for future development are available, barring unforeseen conditions beyond their control. At the present time, there are no planned improvements with the Plan Area.

Specific line extensions should be engineered and accomplished through the proposed Redevelopment Agency Project and/or a Tax Assessment District.

2.4.6

PETROLEUM PIPELINE

The Four Corners Pipe Line Company maintains a 16" petroleum pipe line which it runs near the center line of Alessandro Boulevard. The exact depth is unknown; however, it is expected to be a minimum of 3'. This line carries crude oil at high pressure from New Mexico to Los Angeles. Structures cannot be constructed over the line and the pipe line company should be contacted before excavating in its vicinity.

No Specific Plan proposals will significantly impact this facility.

2.4.7

AVIATION FUEL LINE

A 6" Southern Pacific Pipe Line, Inc. (SPPL) pipe line carrying aviation fuel at 600 psi to March Air Force Base (southeast of the Plan Area) is located in the western side of the AT&SF r-o-w. There is a joint venture agreement between the pipeline company and the railroad for the usee of the AT&SF r-o-w. Access must be available to the line at all times, although there are no special restrictions relative to street or railroad spur crossings as long as a 2' soil cover is maintained. Specific Plan proposals are not expected to impact this line.

2.4.8

STORM DRAINAGE

There are no City or county storm drain facilities within the Plan Area. In addition, no comprehensive storm drain studies cover the area. A preliminary review of storm drain needs by the City's Public Works Departments, states that no major storm drain construction would be required to serve potential future development. Drainage facilities will most likely be limited to those normally required to be installed by developers as part of their projects. It is anticipated that Sycamore Canyon, a major natural drainage feature bisecting the Plan Area from southeast to northwest, would continue to accept most of the project area's storm water runoff. Studies shall be performed concerning the control of the runoff to avoid environmental damages to the Sycamore Canyon Park. If necessary, adequate drainage-siltation basins will be built on the side canyons entering the arroyo so as to retard these increased flow and retain debris originating in the industrial area. Such facilities shall be engineered, constructed and maintained through a Tax Assessment District and/or Redevelopment Agency Project.

On November 24, 1992 the City Council approved an amendment (SP-001-923) locating three drainage-siltation basins subject to conditions. Two of the facilities, locations B and C are located entirely within Sycamore Canyon Wilderness Park and location A straddles the boundary with the business park. A map labeled Appendix C, Exhibit 1 shows the sites.

3.0 DEVELOPMENT STANDARDS AND CRITERIA

The following regulations are stipulated to implement the Sycamore Canyon Business Plan. As such, they will be utilized by the City of Riverside to ensure that future development proceeds in a consistent manner.

They have evolved from the analysis of local environmental opportunities and constraints as well as development needs. Based upon current City zoning standards set forth in the Manufacturing Park (MP) Zone, as described by Chapter 19.46 of the Zoning Ordinance, and the General Commercial Zone, as described by Chapter 19.36 of the Zoning Ordinance these standards have been modified where appropriate to achieve the goal and objectives of this Plan.

Standards have been organized into seven classifications, following a listing of typical permitted uses (Subsection 3.1), these include:

Subsection 3.2- Lot Standards which define building site coverage, building heights, setbacks and lot sizes;

Subsection 3.3- Parking Standards describing the basic design criteria for parking areas, a schedule of off-street parking requirements, and other related items;

Subsection 3.4- Outdoor Storage and Loading Areas requirements design criteria;

Subsection 3.5- Utilities and Lighting, requirements;

Subsection 3.6- Sign Standards;

Subsection 3.7- Screening of Mechanical Equipment criteria;

Subsection 3.8- Trash Collection Areas requirements; and

Subsection 3.9- Walls/Fence Standards defining locational and height requirements.

3.1 PERMITTED USES

This Specific Plan controls development by zoning properties to the MP (Manufacturing Park Zone), MP-BP (Manufacturing Park with Business Park Combining Zone District and C-3 (General Commercial Zone), as defined in Chapters 19.46.020 and 19.36.020 and 19.44 of the City Code. The Plan further defines

specific limitations and regulations as adjustments to this base zone.

Permitted uses are those land uses allowed in a given subarea (as shown in Exhibit 5).

"Industrial" subarea permitted uses are:

- "(1) Administrative or executive offices of a business or industrial establishment;"
- "(2) Manufacture, assembly, fabrication, warehousing, and wholesale distribution of goods, wares, merchandise, articles, or substances; provided, that goods , wares, merchandise, articles, or substances which are combustible, inflammable, explosive, or likely to create fire, radiation or explosive hazards to surrounding property may be stored and used in reasonable quantities as an incident to any permitted use only if such storage and use are allowed in the certificate of occupancy under such reasonable conditions as may be deemed necessary in the interests of public safety; and further provided that any use prohibited in the "M-1" and "M-2" zones shall also be prohibited in the "MP" zone;"
- "(3) Publishing and printing"
- "(4) Research offices and laboratories for the conduct of scientific research and theoretical studies and investigations, including the fabrication and testing of prototypes, and the performance of environmental tests, and related activities, by or under the supervision of professional scientists and highly trained specialists in the fields of physical, economic or social research;".

The following uses shall be permitted in the "Industrial" subarea subject to a conditional use permit:

- "(A) Automobile service station, including indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair, but excluding painting, body work, steam cleaning, major repairs, mechanical washing facilities, utility truck or trailer rental, and packaged ice sales, and in accordance with the provision of Section 19.28.020(35),"
- "(B) Restaurant, cafe, or cafeteria,".
- "(C) Any use appurtenant to and compatible with restricted industrial development which is consistent with the objectives of the planned industrial park concept."

Portions of the "Industrial" subarea are zoned "MP-BP" Manufacturing Park with a Business Park Combining Zone. The Combining Zone permits a limited range of retail commercial uses having a close association with, providing convenience to or which are compatible with the office, wholesale, warehousing and manufacturing uses permitted. For further details regarding the 'BP' Combining Zone see Chapter 19.44 of the Zoning Code.

Permitted uses for the "Industrial Support" subarea are limited by special constraints- the noise and accident potential impacts caused by flight operations at March Air Force Base directly to the south. High noise levels and accident risks require that development of this area be limited to low-density, low-concentration uses which will minimize the exposure to the public and employees to such impacts.

Accordingly, the Plan permits the following uses for "Industrial Support":

- Financial, insurance and real estate services;
- Professional services- typically, attorneys, architects, engineers, accountants;
- Automotive service stations- including minor repair of autos within enclosed buildings;
- Automotive rental agencies and related auto storage; and
- Business support uses involving clerical, employment, protective or similar services, including multi-copy and blueprint services.

Other compatible and related uses may be permitted subject to a conditional use permit where the following conditions apply:

- Use intensity no greater than one full time employee per 500 sq. ft. of building floor area, and
- No occupancy by the public of more than ten persons.

The " Industrial Support" subarea of the Plan is described in the March Air Force Base AICUZ study as "Compatible Use District 8" which involves a combination of "Accident Potential Zone II" and a noise level of Ldn 80-85. This combination of impacts requires that all uses include insulation of office areas and public reception areas to achieve a noise level reduction of 35 decibels.

The Plan permits the following uses for "Retail Business and Office"subarea

Retail shops, services and other similar commercial development. It also provides for low to moderate intensity office uses and for some visitor-serving commercial development. The typical development intensity for this category is a 0.25 Floor Area Ratio (FAR); the maximum development intensity is a 0.35 Floor Area Ratio (FAR).

All uses permitted within the C-3 General Commercial Zone per the City's zoning ordinance. For further information regarding the C-3 zone see Chapter 19.36.020 of the Zoning Code.

"Open Space' is proposed for the portions of the Sycamore Canyon area with prevailing slope gradients of 15% or greater, (not isolated pockets over 15%); as well as areas with prime wildlife habitat and areas within manageable park boundaries. This term includes most of the "Natural Arroyo" as described in earlier plans for the Southeast Study Area.

No metal curtain wall structures shall be permitted within any portion of the Plan Area.

3.2

LOT STANDARDS The purpose of lot standards is to assure adequate development sites so that appropriate design measures (parking, ingress/egress, building coverage) are feasible.

The minimum lot size shall be five acres; provided however, (1) that 30% of the area of each parcel of land of record existing as of the date this Specific Plan is adopted by the City Council may be subdivided to minimum one acre lots and developed in accordance with the MP Development Standards defined in Chapter 19.46; or 30% of the area of any combination of such parcels held under common ownership within the same Specific Plan designation, may, at the discretion of the Planning Commission, be subdivided to minimum one acre lots; Exempt from these lot size standards are those lots within the Motorfair Project of 136.9 vacant acres of land. Here, the minimum lot size shall be one acre, except the property fronting on Sycamore Canyon Boulevard shall be two acres; (2) that a condominium-style industrial development may be permitted in such areas provided that such development contains one total acre or more; and (3) that such lots do not have frontage on thruways or collector streets.

Minimum lot widths shall be 300 feet for five acre and larger lots, and 140 feet for one acre lots.

3.2.1

SETBACK STANDARDS

The following setbacks shall be required for all arterial streets within the Industrial and Industrial Support designated properties within the Plan Area:

- Front Yards - 50 foot Landscaped building setback
- Side Yard - 20 foot building setback with no landscape requirement
- Rear Yard - 20 foot building setback with no Landscape requirement with the exception of all lots adjacent to Sycamore Canyon Park which shall have a 20 foot landscaped building setback.
- Interior Side Street - 20 foot Landscaped building setback

The following landscape setbacks shall be required in the Retail Business Office designated properties (Motofair Project).

- Sycamore Canyon Boulevard - Minimum landscaped front setback of 15'
- Cottonwood Avenue - Minimum landscaped front setback of 10'
- Alessandro Blvd. - 50' landscaped/ building setback (North side of Alessandro Blvd.)
- Interior Streets - Minimum 10' landscaped from setback.

For purposes of this section the landscaped setback shall be required with the exception of those lots westerly of Sycamore Canyon Boulevard, where the existing 20' rear side yard setbacks shall be retained adjacent to the Park only.

3.3

PARKING STANDARDS

Parking Standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan.

The basic design requirements of all onsite parking areas shall conform to Chapter 19.74 of the City Code unless specifically amended by details of this Plan.

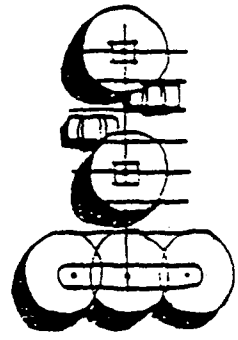
All required parking shall be provided onsite.

Parking space shall be required as follows:

- Warehousing or building for storage:
  One space per 1,000 sq.ft.;
- Manufacturing:
  One space per 350 sq.ft.;
- Administrative/ Office:
  One space per 250 sq.ft.;
- Mixed-use tenancy (storage/distribution/manufacturing with limited space devoted to exclusive office space) with less than 25% administrative/office use:
  One space per 300 sq.ft.

No required parking shall be provided within the required front setback area.

Landscaping within parking lots shall be reviewed and approved by the Design Review Board and conformance to standards of this Plan and the City Code. Such landscaping should include use of tree wells or planters at the end of parking bays.



Parking shall be screened from public view by means of landscaping, berms, and low masonry walls. However, vehicle display parking shall be exempt from this requirement in the retail portion of the Plan.

3.4

OUTDOOR STORAGE AND LOADING AREAS

All uses, except storage and unloading shall be conducted entirely within and enclosed building. Outdoor storage of material and equipment is permitted, provided the storage area is completely enclosed by walls and the combined gross area of such area does not exceed ten (10) percent of the gross floor area of the building, no impinge upon any required parking or access ways.

No stored material may exceed the height of required walls.

All loading facilities and maneuvering areas must be on site with the use served.

Aisle width to loading docks shall be a minimum of fifty(50) feet exclusive of truck parking area.

All loading areas shall be screened from public view by landscaping or walls.

Loading facilities shall be prohibited in required front or side setback areas.

3.5

LIGHTING AND UTILITIES

Lighting shall be used to provide illumination for security and safety of parking, loading, and access areas.

All lighting shall be shielded to keep light spread within the site boundaries.

Light fixtures in parking areas shall not exceed twenty-five (25) feet in height. Security light fixtures shall no project above the fascia or roofline of the building.

Street light fixtures shall not exceed thirty-five (35) feet in height.

All ground-mounted utility facilities such as transformers, back-flow preventors shall be adequately screened from public view.

All electrical lines less than 12KV and telephone lines within the Plan area shall be installed underground.

3.6

SIGN STANDARDS

The Specific Plan recognizes that signs are not only a means of identifying businesses, but are also an important design element. Sign provisions consistent with the Plan's objectives to ensure visually attractive, quality development are necessary.

The following standards apply to all signs within the Plan area:

All signs not expressly permitted are prohibited, including but not limited to the following:

Roof signs;
Flashing signs, except in time and temperature signs;
Animated signs;
Revolving signs;

Vehicle signs, when used on property to identify a business;
Portable signs;
Off-site signs, except temporary subdivision directional signs;
Signs on the public right-of-way, except where required by a governmental agency;
Signs blocking doors or fire escapes;
Light bulb strings and exposed tubing;
Banners, flags, pennants and balloons; and
Advertising structures.

Business identification wall-mounted and monument signs shall be permitted subject to the following provisions:

- Maximum number - one per street frontage, not to exceed two per lot for both wall mounted and monument signs;

- Maximum size - Ten (10) percent of the building face, not to exceed 150 square feet for wall signs and 24 square feet for monument signs;

- Maximum height - not to project above the roofline or parapet of the roof, and in no case be higher than 20 feet above finished grade for wall mount signs; and up to five feet for monument signs;

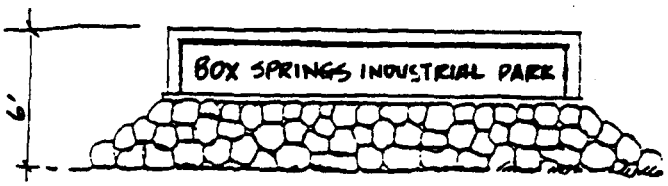
Each permitted monument sign shall be located in a planted landscaped area which is of a shape, design and size that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained on a reasonable and regular basis.

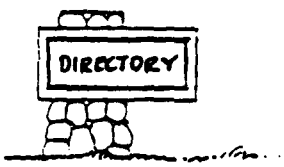
Sign copy shall include minimal information only. The use of subordinate information such as a telephone number, lists of products, pictures of products, etc. is discouraged. The name of the business shall be the dominant message on the sign.

Monument signs shall be illuminated from an external light source. Wall signs may be illuminated either internally or externally.

All signs shall be designed to be architecturally compatible with the building.

Signing for the Park is proposed as entry monuments at the major points of ingress. A wood sign with recessed lettering atop a native rock masonry base is suggested as shown.





A similar design for Park directory signs is also shown.

3.7

DISPLAY MEDIANS

In the Motofair project (RBO land use designation) display medians within the right-of-way will be permitted provided that a covenant and agreement subject to approval by the City Attorney shall be recorded prior to adoption of zoning case R-48-878 that the adjacent property owners will maintain the display nodes and hold the City harmless if any traffic accidents occur involving the display nodes.

3.8

SCREENING OF MECHANICAL EQUIPMENT

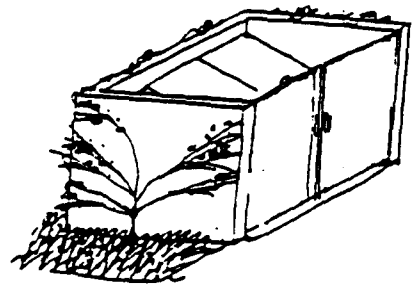
To the maximum extent possible, all utility and operational equipment located on the exterior of the building shall be screened from public view through the use of walls or landscaping.

3.9

TRASH COLLECTION AREAS

Storage and trash collection areas will be permitted in rear and interior side setback areas provided that trash containers are enclosed within a masonry wall with a metal gate.

Such container enclosures shall have a concrete base and have walls with a minimum height of six (6) feet.



3.10

WALLS/FENCE STANDARDS

Walls and fences will be required as a means of screening when landscaping materials alone would prove insufficient as determined by the Design Review Board.

Solid walls and fences required as a means of screening, loading and outdoor storage areas shall be at least six (6) feet high with a maximum of twelve (12) feet and will be constructed in accordance with the design criteria of this Plan.

Walls constructed within required front setback areas shall not exceed three (3) feet in height.

Walls shall be constructed of masonry or concrete materials consistent with, and complementary to, building architecture.

Walls or fences are not required between separate lots unless deemed necessary for security or screening purposes. Such walls located on property lines between lots shall not exceed six (6) feet in height.

Chain-link fencing shall be prohibited where it is visible from the public right-of-way.

3.11

RAIL SERVICE STANDARDS

Rail service is an important asset of the industrial park. Therefore, uses which are dependent upon such rail service shall comply with the following standards:

- Easement width for a lead line single rail track = 26 feet; for a double rail track = 41 feet;
- Rail lead track and nearby street elevation shall have approximately the same elevation;

- Minimum radius of curvature for track shall be 180 feet;
- Maximum permissible gradient along spur track shall be 1 ½ to 2 %;
- Dock height shall be set between 4 ½ to 5 feet above top of rail of the spur track;
- Spur trackage is not permitted along any building frontage and must be confined to the rear and sides of any buildings served; and
- At-grade crossings shall be avoided. All rail crossings and any spur construction must be approved by the AT&SF Railway Co. and the PUC.

4.0 SPECIFIC PLAN ADMINISTRATION

4.1 DESIGN REVIEW

Implementation of the Sycamore Canyon Business Park Specific Plan will involve use of existing City procedures as supplemented by additional features.

All subsequent project review concerning tentative and final tract maps, parcel maps, and individual lot site plans will be reviewed for consistency with this Plan and its provisions.

Riverside's current Design Review process, as established by Chapter 19.62 of the Zoning Ordinance, will provide the most significant tool for implementing the Plan. That process is outlined briefly as follows:

- The Applicant submits plans and drawings to the Planning Department.

  - A site plan, drawn to scale, showing the proposed location of structures and other improvements including, where appropriate, driveways, off-street parking areas, landscaped areas, fences and walls. This plans also indicated the traffic ingress and egress for off-street parking areas;

  - A landscape plan, drawn to scale, showing the location of existing vegetation to be retained or removed, design of landscaped areas, description of plant materials and sizes thereof, and proposed irrigation/ sprinkler systems;

  - Proposed building plans and elevations, drawn to scale, including a description of proposed exterior materials and colors;

  - Scale drawings of proposed signs, to define size, height, material, color and illumination, if any;

  - Grading and drainage plans; and

  - Such other information as may be required to permit an adequate review process by the Design Review Board.

- The Design Review Board, a Council- appointed citizen panel, meets twice monthly and approves, conditionally approves or denies such applications. Appeals from the D.R.B.'s decisions are made directly to the City Council.

- Design Review Board approval is valid for a one-year period and may be extended upon application.

- There are modest application fees required to offset City direct costs.

All development proposed within the Sycamore Canyon Business Park Specific Plan area shall be subject to and processed in accordance with the above design review requirements.

4.2 SOURCES OF FINANCING

Implementation of the Sycamore Canyon Business Park Specific Plan will require funding to finance roads, storm drains, sewerage facilities, parkland acquisition, grading and necessary infrastructure.

Definition of the precise financial mechanism for Sycamore Canyon at this time is not appropriate. However, potential sources of such financing are summarized below for future consideration:

Reimbursement District - Under Articles 5 and 6 of the California Subdivision Map Act, fees can be collected to cover costs of public improvements including roads, bridges, drainage and sanitary facilities. The City can then enter into agreements with developers to reimburse costs for development costs over and above those costs which directly serve their individual development needs. As new development occurs by future developers, the pay charges for benefits received and the initial developers receive reimbursement. This procedure allows deferral of charges until property is actually developed.

Reimbursement can proceed via direct charges by the City of by use of a local benefit assessment district.

The City has utilized this method to construct storm drains, sewers and water lines.

Assessment Taxing District - Current State law allows a variety of assessment procedures which can be utilized to finance industrial park improvements. Allowable costs include construction of streets, bridges or grade-separated crossings, flood protection, sewerage facilities, storm drain facilities, grading, and open space. Maintenance service costs are also permitted.

Assessment district procedures offer an equitable means of allocating costs based upon benefit received and assessed valuation of property affected.

Establishment of assessment districts depends on varying requirements of the enabling legislation. Application of this technique requires an understanding of the district initiation and other procedures involved, and, more importantly, attitudes concerning mandatory participation.

The following summary illustrates some of the more relevant assessment procedures as discussed by the type of improvement or service involved:

- Drainage or Sewer Facilities - The California Government Code (Section 66410-66499.30) and the Subdivision Map Act (Sections 66483 - 66484.5) authorize payment of fees for costs of drainage facilities for the removal of surface and stormwaters from local and neighborhood drainage areas.

  An ordinance requiring payment of such fees must be in effect at least 30 days prior to the filing of a tentative map (or parcel map). The City Council must adopt the drainage or sanitary sewer plan. The ordinance refers to the drainage or sanitary sewer area and also describes the estimated total costs for the required facilities.

  In adopting the ordinance, the Council must find that the subdivision and development of property within the drainage or sewer area will require construction of the facilities described in the plan.

- Bridges and Major Thoroughfares - The Code (Section 66484) authorizes design, acquisition of rights-of-way, administration of construction contracts and construction of such facilities.

  The local ordinance must identify the major thoroughfares which carry through traffic to the state highway system, and relate to the appropriate section of the General Plan Circulation Element.

  Protest by one-half of the property owners voids the proceedings. Local ordinances may require a fee payment as condition of approval for a final map or issuance of a building permit.

- Streets and Highways - The Highway Code (Section 22585-22594) allows the City to construct or install improvements and to maintain such improvements. The assessment district is initiated by City Council resolution. Such proceedings may be abandoned if there is a protest of property owners representing over 50 percent of the assessable land within the proposed district. However,

the City Council may overrule such a protest by a four-fifths vote.

- Other Special Assessment and Bonding Acts - These include the Improvement Act of 1911, and Municipal Improvement Act of 1913. The City has used them for street improvement projects in the past.

  Both allow the issuance of bonds to represent unpaid assessments. In this manner, the owner can pay lien to installments over the period of years the particular bond act and proceeding use provides. Said bonds can be issued against single owners or a group of owners.

- Redevelopment Agency - Another major option for the financing of industrial park improvements is the establishment of a Redevelopment District. Its purposes should include street improvements, drainage facilities, utilities, grading and parklands acquisition, either by purchase of lands designated for park purpose, or by acquisition of other lands to be exchanged for lands designated herein for park purposes. Such a district also offers an equitable means of allocating costs based upon benefit received and assessed valuation of property affected.

  The establishment of such a district depends on favorable action of the City Council and Redevelopment Agency. It is recommended that the formation of such a district be pursued, and that its first priority be park land acquisition, either by purchase of lands designated for park purpose, or by acquisition of other lands to be exchanged for lands designated herein for park purposes, with a secondary purpose, as funds become available, of undertaking necessary industrial development infrastructure.

  (NOTE: A Redevelopment Project Area for Sycamore Canyon Business Park was established on December 20, 1983. Details of project activities and programs can be obtained by contacting the City's Development Department.)

  Another source of financing which should be reviewed is Industrial Development Bonds (IDB). Under Riverside's charter city status, it may be possible for the City's Economic Development Authority to issue these revenue bonds as tax-exempt issues. The legal situation regarding such bonds is not clear; however, they should be considered when these concerns are clarified.

- Parkland Acquisition Financing - A major element of this Specific Plan is to provide for the public ownership and protection of a major open space area comprising about 480 acres, to be added to the 920 acres acquired as a part of the Sycamore Canyon Specific Plan. The preservation of this open space area is to be accomplished by way of the two major mechanisms described below:

  1. Donation - If any industrial landowner donates parklands in accordance with the following formula, and if funds are available through a Redevelopment Agency project and/or Tax Assessment District, such funds shall be to build infrastructure to the landowner's property at the of development. As a part of the donation the landowner will be allowed to enter into a long-term development agreement with the City.

     Donation Formula:

     A. Donate canyon bottom and lands with slopes in excess of 15% as shown on the Specific Plan map on file in the Planning Department.
     B. Donate 50% of fair market value of other parklands as shown on the map on file in the Planning Department.

     Such a donation must be made within two years of the date the City Council has adopted this Specific Plan to be eligible for this bonus. Eligibility beyond the two years will be retained if substantive, ongoing, good faith negotiations are in progress at the time of the two-year deadline.

  2. Redevelopment Agency - A Redevelopment Agency project is proposed to be formed with a first priority objective of acquiring parkland. All lands not fully donated or acquired through other methods will be acquired by the Redevelopment Agency at fair market value.

4.3 ECONOMIC DEVELOPMENT CORPORATION

Implementation of the Sycamore Canyon Business Park Specific Plan will require a substantial effort and a carefully coordinated program over a period of several years. Given the size of the plan area and the large number of current owners, it appears necessary to assign overall responsibility for such implementation to a single entity.

The most appropriate organization for this program at the present time appears to be the Riverside Economic Development Corporation (EDC). As an entity established by the City Council, it enjoys the authority and credibility of local government. This is important because of the ongoing need for close coordination between the project and all City staff departments and other governmental agencies such as CALTRANS, the County of Riverside, et al.

A tentative "action program" for Specific Plan implementation by the EDC follows:

- Adoption of Council Resolution of Intent to form a special assessment district including all developable properties within the Specific Plan area;
- Adoption of a Redevelopment Agency Project covering the Specific Plan area;
- Initiation of necessary engineering studies to determine construction cost of infrastructure shown in the Plan, and preliminary determination of benefit received by individual parcels;
- Determination of most feasible and acceptable financing program;
- Formation of assessment district and adoption of agreements with property owners to construct improvements; and
- Establishment of on-going marketing plan for the benefit of Sycamore Canyon Business Park development.

4.4 AMENDMENTS TO SPECIFIC PLAN

The project sponsor or Riverside City Council may initiate an amendment to the provisions of this Specific Plan if substantial changes are required in the project during the development process. Any amendment to the Sycamore Canyon Business Park Specific Plan shall be in accordance with California Government Code (Sections 65500 through 65507). This amendment procedure is briefly as follows:

1. Before taking an action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be published at least once in a newspaper or general circulation at least ten calendar days prior to the hearing.

2. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.

3. The recommendations of the Planning Commission together with additional related documents and information shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.

4. The City Council shall hold at least one public hearing for each proposed specific plan pursuant to the provisions of the California Government Code. The action of the City Council shall be to approve, disapprove or conditionally approve the proposed specific plan and to adopt the necessary resolution or ordinance, as appropriate. Any hearing may be continued from time to time.

5. An amendment to the Specific Plan may be initiated by the City Council. The council shall first refer such proposal to the Planning Commission for a report. Before making a report, the Planning Commission shall report within 40 days after the reference, or within such longer period as may be designated by the City Council. Before adopting the proposed plan or amendment the City Council shall hold at least one public hearing. Notice of the time and place of hearings held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the Planning Commission as specified above.

Modifications to the subdivision plan upon approval of the initial tentative tract map shall be in accordance with the California Subdivision Map Act and City of Riverside procedures for implementation of the Map Act. Minor modifications to the proposed subdivision plan such as lot mergers and divisions shall not require an amendment to the Specific Plan so long as the general nature and intent of this Plan is maintained.

5.0 ENVIRONMENTAL IMPACT REPORT

5.1 SUMMARY

This section of the Specific Plan identifies and assesses the potential environmental impacts associated with the Sycamore Canyon Business Park Specific Plan. It follows requisite state and local guidelines. The Project Description is the Specific Plan itself, which also includes text and maps on the environmental Setting Factors. Principal features include the following: No major seismic concerns, area of steep topography in Sycamore Canyon, bedrock outcroppings, adverse regional air quality, 100-year flood zone and riparian habitat in Sycamore Canyon, two small quarry pits, significant noise and accident potential from March AFB, several major utility corridors, and potential major developments in surrounding areas.

The major environmental effect of development under Specific Plan land use policies are summarized as follows: retention of the Sycamore Canyon area as open space, significant increase in utility demands and traffic generation, increased air emissions, and a large increase in employment within the Specific Plan Area.

5.2 DESCRIPTION OF PROJECT

The report which follows was prepared for the City of Riverside in accordance with the California Environmental Quality Act of 1970, (CEQA) Guidelines, as amended through January 1, 1982. It evaluates the environmental effects of the Sycamore Canyon Specific Plan. In accordance with CEQA Guidelines (Sec. 15149), the entire Specific Plan is incorporated by reference as part of this document. Consideration of environmental factors was an integral part of the Specific Plan's development. As such, many of the points required to be in an EIR (CEQA Guidelines, Article 9) are addressed in the Plan itself.

Section 5.0 provides an index describing where information mandated by environmental law is contained, discusses potential significant impacts, and quantifies those factors which lend themselves to that type of analysis.

The Sycamore Canyon Specific Plan, in particular, Section 2.0 (Development Plan), is the proposed project. Exhibits 1 through 9 illustrate various aspects of the Plan, including its regional and local setting, proposed land uses as well as circulation, landscaping/urban design, utilities, and phasing plans. Table 1 shows the land use allocations for the Specific Plan area and presents an estimate of building square footage.

TABLE 1A
LAND USE DISTRIBUTION SUMMARY

USE	GROSS ACRES
Retail Business and Offices	137
Industrial:	802
Industrial Support:	33
Arroyo (Sycamore Canyon):	.431
Total:	1,403

5.3

ENVIRONMENTAL SETTING

The setting for the Specific Plan is described in Section 1.0 (Introduction and Background). This section contains a description of the Sycamore Canyon Plan's relationship to past city and county plans relative to the area; the Southeast Study Area Report (April 1980) and the Air Installation Compatible Use Zones (AICUZ) report for March air Force Base (October 1979).

The Southeast Area Study Report contains a series of descriptive maps with related text describing the various factors which will affect development of the project area. These maps include the currently Adopted Plan which stipulates land use policy. "Industrial Park" is designated for the bulk of this area. Sycamore Canyon, as defined by slope gradients in excess of 15%, is stipulated for "natural arroyo". The existing sewage treatment plant is recognized as "public and institutional".

The result of these planning efforts has been the focus of attention towards a definite policy for development.

Of more immediate concern to the project study area is the proposed regional development at the southeast juncture of the Escondido Freeway (I-215) and the Pomona Freeway (Route 60). Known as "The Springs", this project is presently planned to include 200 acres of light industrial uses plus 80 to 90 acres of shopping center and retail/office uses. The development of this large regional center will strongly influence the potential market absorption of the entire Box Springs area.

In addition, the Environmental Impact Report for Box Springs Landfill, October, 1981, County of Riverside by Willdan Associates and CDM Engineers, provides a detailed environmental setting and impact description of a proposed 295 acre sanitary landfill. The report addresses one of several alternative landfill sites; in this case, centrally located within the Sycamore Canyon Specific Plan Area. This proposal has been strongly opposed by the City of Riverside and would not be in conformance with the Specific Plan. It does, however, contain background material useful for the present report.

Table 2 which follows, describes various environmental setting factors relative to the Study Area. References to sources documents are as follows:

- SEAS "Southeast Area Study, Policy Report", Riverside City Planning Department, November 1980.
- LND "Box Springs Sanitary Landfill, draft EIR" County of Riverside by Willdan Associates and CDM Engineers, October 1981.
- SPGS "The Springs, draft EIR" County of Riverside by Ultrasystems, Inc., January 1982.
- SFR "Southeast Area Plan, Sewer Feasibility Report", City of Riverside by Albert A. Webb, Associates, August 1981.
- SI "Preliminary Soils Investigation, Portion of Box Springs" for Sid Lance Construction by CHJ Materials Laboratory, Inc., October 1979
- AICUZ "Air Installation Compatible Use Zone Report, March AFB", Department of the Air Force, October 1979.
- B/A Beland/Associates, Inc. primary research preparatory to the Box Springs Specific Plan, November 1981 through March 1982.

All of the pertinent environmental setting data is summarized in Table 2 or included, as referenced to the Specific Plan itself, with the exception of vehicle circulation and transportation. The remainder of this section is devoted to a survey of these factors.

The local street system which provides access to the study area, as well as planned street improvements, are described in the City's "Southeast Area Study, Policy Report", April 11, 1980. Access to the study area includes the following streets:

- Alessandro Boulevard - This major arterial is the southern border of the study area. It is currently developed with four traffic lanes, although full right-of-way and improvements have not been completed. It will be an eight lane divided major between Sycamore Canyon Boulevard and interstate 215, the remainder as a six lane divided major.
- Sycamore Canyon Boulevard - This north/south street is planned as an 110 foot arterial with four traffic lanes, with a 134 foot arterial section for one block north of Alessandro. It would run from a connection on Box Springs Boulevard in the northeasterly corner of the

TABLE 2

ENVIRONMENTAL SETTING FACTORS

	FACTORS		SOURCE *
EARTH	Seismic Hazard	No fault zone traverses area; Major earthquake possible in region, area in low shaking zone with low slope instability; Seismic not a major concern.	SEAS
	Soils	Class C, areas of steep terrain, light erosion hazard and severe septic tank limitation in Sycamore Canyon; Class A and B level terrain, slight erosion and low runoff remainder of study area. Most upper native soils will not provide uniform or adequate support for industrial structure.	SEAS, SI
	Topography	30% to 70% slopes in Sycamore Canyon (±250 acres); small ravines with slopes of 15% to 30% branching out of Sycamore Canyon; remainder of area is gently rolling hills with slopes of generally less than 15%. Elevation from 1,100 feet to 1,600 feet.	SEAS, B/A
	Unique Features	Sycamore Canyon	SEAS
	Wind Erosion/ Hazard	Minor	B/A
	Water Erosion	Minor, except in Sycamore Canyon	SEAS
	Geologic Hazards	Granite bedrock outcropping at scattered locations throughout study area	SEAS, SI SFR

* References in text following table.

TABLE 2 (Cont'd)
ENVIRONMENTAL SETTING FACTORS

	FACTORS	DESCRIPTION	SOURCE *
AIR	Air Emissions/ quality	Region subject to high pollutant levels with adverse inversion layers averaging 191 days each year. Mobile sources within Los Angeles and Orange County major pollutant generators; local sources from adjacent freeways	LND
	Odors	None reported; of possible concern in areas adjacent to Sewage Treatment Plant	SEAS, LND, SPGS
	Climate	Mild with cool, wet winters and warm dry summers	LND
WATER	Surface Flow and Drainage	Sycamore Canyon is principal drainage course, some year round springs within the canyon	SEAS
	Absorption Rate	High in flat and gently sloping areas (less than 15%); low in Sycamore Canyon	SEAS
	Flood Water	100-year flood zone within confines of Sycamore Canyon	SEAS
	Surface Water	Two small water filled quarry pits in southcentral portion of Study Area	B/A
	Ground Water and Quality	Some springs in Sycamore Canyon, depth from 12 to 25 feet in potential development areas; groundwater slightly artesian, irrigation does impact groundwater, difficult to delineate aquifer boundaries	LND

* References in text following table.

TABLE 2 (Cont'd)

ENVIRONMENTAL SETTING FACTORS

FACTORS		DESCRIPTION	SOURCE*
ANIMAL & PLANTS	Diversity of Species	See Discussion Appendix A	
	Unique/ Rare Species	See Discussion Appendix A	
NOISE	Noise Level	Significant impact from March AFB, nearly entire area within 75 dB(A) contour, most within 80 dB(A) contour, also noise generation from I-15E and Alessandro as well as railroad.	AICUZ
	Exposure to Noise	Minor, limited to 19 residences adjacent to I-15E	B/A
LIGHT AND GLARE		Little Impact within Study Area	B/A
LAND USE		19 Single-family residence adjacent to I-15E with access from unimproved dirt road (16 in MP zone, 3 in C-2 zone), total of 41 persons in these residences; several small shops and a tavern near corner of I-15E and Alessandro; ±450 acres under cultivation including 50 irrigated acres owned by ECSD; 8 acres ECSD seweage treatment plant; remainder of 1,417 acre site open space. Adjacent properties: vacant land to north; vacant open space and MWD Water Filtration Plant to west; March AFS to south; small industrial park and Edgemont Community to east.	SEAS B/A

* References in text following table.

TABLE 2 (Cont'd)

ENVIRONMENTAL SETTING FACTORS

FACTORS		DESCRIPTION	SOURCE *
RESOURCES		Abandoned granite quarry in southeast portion of Study Area adjacent to Alessandro Blvd.; proposed rock quarry operation currently under consideration in northwestern portion of Study Area. This operation would result in leveling several granite outcroppings resulting in level topography.	B/A
HAZARDS	Toxic Substances	None known within Study Area	B/A
	Hazardous Conditions	320 acre portion of southeast portion of Study Area in March AFB Accidental Potential Zone 2, the least critical of three accident hazard zones; Only industrial and limited commercial uses are recommended within this zone. The Study Area is traversed by a 30 inch natural gas line, and there is 6 inch aviation fuel line adjacent to the west side of the AT&SF r-o-w.	AICUZ
	Emergency Plans	Study area covered by City and County Disaster Preparedness Plans	B/A
POPULATION GROWTH		None within Study Area, minor in adjacent areas.	B/A
HOUSING		See Land Use, currently 19 single-family units within Study Area.	SEAS, AICUZ

* References in text following table.

TABLE 2 (Cont'd)

ENVIRONMENTAL SETTING FACTORS

FACTOR		DESCRIPTION	SOURCE *
TRANSPORTATION/ CIRCULATION		See description included on this Section of the EIR and Section 2.2 of the Specific Plan.	B/A
PUBLIC SERVICES	Police	California Highway Patrol and City of Riverside	LND
	Fire	Riverside County Fire Dept., State Dept. of Forestry, City of Riverisde; response times ±4 minutes; Fire Rating of 2.	LND
	Schools	None	
	Parks	Sycamore Canyon considered for public open space for over 50 years but currently not utilized as such.	SEAS
	Public Facilities	8 acre ECSD sewage treatment plant	SEAS, SFR
ENERGY		Very minor demand on energy resources at present	B/A
UTILITIES		See Section 2.4 of the Specific Plan	B/A, SFR, SEAS
HUMAN HEALTH		See Hazards	B/A, SEAS

* References in text following table.

TABLE 2 (Cont'd)
ENVIRONMENTAL SETTING FACTORS

FACTORS		DESCRIPTION	SOURCE *
CULTURAL	Paleontology	No sites known	SEAS
	Archaeology	See discussion Appendix B.	
	Historic	No significant sites known	SEAS

* References in text following table.

Specific Plan area southerly to Eastridge Avenue. The streets extension south of Eastridge Avenue is offset several hundred yards east of the northerly half of the street. This portion of the Sycamore Canyon Boulevard extends southerly to Alessandro Boulevard. Sycamore Canyon Boulevard is currently unimproved, with only a small section of r-o-w acquired by the City. The construction would most likely require bridging a portion of Sycamore Canyon.

- Box Springs Boulevard (ext) - This street is fully improved to a point approximately 400 feet south of Eastridge Avenue. The plan calls for extension of Box Springs Boulevard southerly to a point several hundred yards north of Alessandro at which it will curve to the west, connecting with Sycamore Canyon Boulevard. The street improvements will be a 66' collector.

- Eastridge Avenue - This street is planned as an 88 foot-wide major arterial connecting the future Sycamore Canyon Boulevard with Highway I-215. The eastern portion of Eastridge Avenue has already been constructed to four lanes, while the western portion (i.e., west of Highway I-215) has only two lanes.

- Fisher Road - Fisher Road is not within the study area; however, it provides an important link in the local circulation system. This street is proposed as a 66 foot wide secondary street with two travel lanes from Box Springs Boulevard to Highway I-215. It is presently improved to two lanes, but lacks curbs, gutters and turning movement controls. No funds have been earmarked in the City's present six-year Capital Improvement Program to widen existing arterials or extend planned arterials in the study area. Current city policy includes city participation in widening and construction of arterials adjacent to industrial development, however the extent to which funds will be available for such projects in the future is in question.

Highway I-215 (Escondido Freeway), previously designated US 395, is located adjacent to the eastern border of the project area. Highway I-15E is a defacto four lane divided highway with a central median and is not currently developed to freeway standards. There is a signalized four-way intersection at Alessandro Boulevard. Access to the project area from I-215 is difficult because of the lack of traffic control and the AT&SF Railroad r-o-w running adjacent to its west side. Alessandro is the only controlled access across the railroad. The crossings at Bay Avenue, Cottonwood Avenue, Dracaea Avenue and Eastridge Avenue are limited to median breaks with stop signs. It is especially dangerous to cross I-215 at these points because of the large amount of fast-moving traffic.

Access to residences south of Eastridge Avenue and west of the Highway I-215 from an unimproved frontage road, portions of which may be within the railroad r-o-w. It is not clear whether there is a dedicated easement for this frontage road and there is currently no city, county, or state plans which may address the road's future status.

This Specific Plan calls for an improvement program for I-215 which would include widening, median improvements, and interchanges at Alessandro Boulevard and Eastridge Avenue.

A single-branch railway line operated by the Santa Fe Railroad, is contiguous with a major portion of the project area's eastern border. There are no active spurs or sidings from this line into the project area.

5.4

ENVIRONMENTAL IMPACT

Consideration of potential environmental impacts has been a key factor in planning efforts dealing with the Box Springs area. This is most evident in that the Sycamore Canyon area has been designated as open space for over 50 years as well as in the evaluation presented in the "Southeast Area Study, Policy Report," November 1980.

5.4.1

ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT/ MITIGATION MEASURES

Quantifiable potential impacts associated with implementation of the proposed Specific Plan are presented in Tables 3, 4 and 5. Table 3 assesses utility impacts; Table 4, traffic generation; and Table 5, air quality. These tables present a worst case scenario, and as such assume the maximum potential for development under Specific Plan Standards and Criteria (see Section 3.0).

An impact evaluation matrix is presented as Table 6. This table shows the major environmental effects likely to be associated with full development under Specific Plan land use guidelines. A number of mitigation measures to help reduce potentially negative impacts have been included as policies in the Specific Plan; while those indicated as 'other' are measures which would be constructive, but which have not yet been formally adoptive or would be applicable on a more detailed level.

5.5

ALTERNATIVES TO THE PROPOSED PROJECT

The discussion and adoption of Specific Plan detailed land use alternatives was a continuous process which evolved during a series of Citizen Advisory Committee meetings over a period of six months. Basic land use concepts for the planning area as identified from environmental factors were defined in the "Southeast Area Study", November 1980.

Alternative land use scenarios are described as follows:

- Status Quo - This would result in preserving the essentially undeveloped character of the Study Area. The environmentally sensitive Sycamore Canyon Area is designed to remain as open space in the present Specific Plan.

  Retention of remaining open space, which is primarily agricultural was rejected because this use is no longer viable. Environmental impacts associated with development, eg. traffic, increased demand on utilities,and increased air pollutant emission would not occur if the Study Area remained in its present condition.

- Residential Development - Residential development within the Study Area was not considered suitable because of adverse noise and the accident potential from March AFB.

- Commercial Development - Extensive commercial development was not originally proposed because of proposals for construction of an extensive commercial/business center and regional shopping center directly to the east of the Planning Area (i.e., "The Springs" development). Aircraft noise and accident potential also restrict the type of commercial uses allowable within the Study Area.

- SPA-3-878 - Proposed development of a commercial auto mall. An addendum to this EIR was prepered for that amendment. Copies of the addendum can be obtained by the Planning Department.

5.6

ENVIRONMENT/ PRODUCTIVITY RELATIONSHIP

The cumulative, long term effect of enactment of the Specific Plan will be the construction, and possible culmination of urbanization in the northeastern portion of the City of Riverside. The Specific Plan provides an opportunity for future industrial and some commercial development, while providing critical environmental safeguards.

5.7

ENVIRONMENTAL EFFECTS (IF ANY)

No major irreversible changes are anticipated as a result of implementing the Specific Plan. Environmentally sensitive areas will be retained in a natural condition, while past agricultural use is no longer considered viable.

TABLE 3

UTILITY DEMAND PROJECTIONS

LAND USE	WATER [1] (1,000 gal/day)				SEWERAGE [2] (1,000 gpd)				POWER [3] (1,000 kwh per day)				NATURAL GAS [4] (1,000 c.f. day)				SOLID WASTE [5] (1,000 lbs/day)			
	I	II	III	Total	I	II	III	Total	I	II	III	Total	I	II	III	Total	I	II	III	Total
Manufacturing	266	122	286	674	246	112	266	624	440	200	480	1,120	353	161	383	897	198	91	213	502
Warehouse/ Distribution	443	203	477	1,123	412	188	442	1,042	210	100	230	540	592	271	636	1,499	330	151	355	836
Research/Office/ Restaurant	177	81	191	449	164	76	176	416	200	90	220	510	250	116	268	634	64	60	69	193
Business/ Finance/ Professional	-	24	-	24	-	22	-	22	-	27	-	27	-	34	-	34	-	9	-	9
Auto Service/ Rental	-	11	-	11	-	10	-	10	-	12	-	12	-	15	-	15	-	4	-	4
TOTAL	886	441	954	2,281	822	408	884	2,114	850	429	930	2,209	1,195	597	1,287	3,079	592	315	637	1,544

Beland/Associates, Inc.

1/ Source: "City of Los Angeles EIR Manual", August 1975 (updated) assumes 50 gal. per day per employee, industrial 30 gal per day per employee commercial, plus .132 gal/day sq. ft. of landscaped area.

2/ Source: "Southeast Area Plan Sewer Feasibility", Auguat 1981 assumes 2,000 gal/acre/day.

3/ Source: "City of Los Angeles EIR Manual", August 1975 (updated) assumes 34.2 annual Kwh/sq.ft. office, 14.4 annual Kwh/sq.ft. warehouse, 50.1 annual Kwh/sq.ft. industrial

4/ Source: "City of Los Angeles EIR Manual", Auguat 1975 (updated) assumes 3.5 cubic feet/month/sq.ft. office, and 3.3 cubic feet/ month/sq. ft. industrial.

5/ Source: "City of Los Angeles EIR Manual", August 1975 (updated) assumes 21 lbs/employee/day commercial, and 41 lbs/employee/day industrial.

TABLE 4

VEHICLE GENERATION

LAND USE	TRIP END GENERATION RATE	DAILY TRIPS GENERATION 1/			
		Phase I	Phase II	Phase III	TOTAL
Manufacturing	79 per net acre	9,720	4,420	10,510	24,650
Warehouse Distribution	81 per net acre	16,690	7,610	17,900	42,200
Research/Office/Restaurant	45 per net acre	3,690	1,710	3,960	9,360
Business/Finance/Professional	60 per net acre	-	660	-	660
Automotive Service Station/Rental	100 per net acre	-	500	-	500
Open Space Areas / Natural Arroyo	0.5 per total acre	-	-	-	130
TOTAL		30,100	14,900	32,370	77,500

Beland/Associates, Inc.

1/ Source: "11th Progress Report on Trip End Generation Research Counts" July 1976 assumes 64 TE per gross acre Industrial Park, 81 TE per net acre warehouse, 60 TE per net acre administration, 31 TE per net acre research and development, 15 TE per 1,000 sq. ft. floor area commercial.

TABLE 5

MOTOR VEHICLE GENERATED AIR EMISSIONS 1/

(LBS/DAY) $

POLLUTANT	PHASE I	PHASE II	PHASE III	TOTAL	TOTAL 1987 RIVERSIDE COUNTY EMISSIONS	PERCENT PROJECT OF RIVERSIDE CO.
Carbon Monoxide	11,220	5,560	12,070	28,850	500,000	5.8
Total Hydrocarbons	1,070	530	1,150	2,750	40,000	6.9
Nitrogen Oxides	1,220	600	1,300	3,120	120,000	2.6
Sulfur Oxides	120	50	130	300	30,000	1.0
Particulates	190	90	200	480	100,000	0.5

Beland/Associates, Inc.

1/ This table was developed based on the method outlined in the "City of Los Angeles EIR Manual" August 1975 (updated) the SCAQMD "Air Quality Handbook for Environmental Impact Reports" October 1980, and the SCAQMD/SCAG "Air Quality Management Plan", January 1979; assumes average vehicle speed of 25 mph, 697,500 vehicle miles per day (9 miles per trip).

TABLE 6

ENVIRONMENTAL IMPACT EVALUATION MATRIX

	DESCRIPTION OF IMPACT	MITIGATION MEASURE	
		SPECIFIC PLAN	OTHER
TOPOGRAPHIC & GEOLOGIC FACTORS	• Seismic hazards are a major concern throughout Southern California; however, there are no specific characteristics of the Study Area which require special consideration. • Soils not adequate to support industrial structures • Minor impact on Sycamore Canyon reparian area	• Preservation of Sycamore Canyon as open space (see Section 2.0)	• Incorporation of seismic design feature as described in the • Compacted fill probably required, conformance with recommendations of project specific soils reports
AIR	• Air emissions generated by project related traffic increases the potential for significantly impacting local air quality. While the actual impact is consistent with SCAG-82 Growth Forecast Policy and the Air Quality Master Plan, development under the Specific Plan would contribute over 7% of the total emissions for certain pollutants in the Riverside area.		• Implementation of various public transportation concepts
WATER	• 100 year flood zone and principal drainage course through Sycamore Canyon	• Retention of Sycamore Canyon as open space (see Section 2.0)	
PLANTS & ANIMALS	See Discussion Appendix A	See Discussion Appendix A	

TABLE 6 (cont'd)
ENVIRONMENTAL IMPACT EVALUATION MATRIX

	DESCRIPTION OF IMPACT	MITIGATION MEASURE	
		SPECIFIC PLAN	OTHER
HAZARDS	• 320 acre portion of Study Area in March AFB Accident Potential Zone 2 (APZ 2) • Industrial waste spills	• Restriction of uses in APZ2 to those allowable under the recommendation of the March AFB AICUZ, such as light manufacturing and warehousing.	• Incorporation of measures to prevent impacts from industrial spills where applicable
TRANSPORTATION CIRCULATION	• Significant increase in average daily traffic, with the most intensive traffic likely at the Eastridge Ave/I-215 and Alessandro Road/I-215 intersections. Assuming 40% of project generated traffic is at Eastridge Ave/I-215 as many as 31,000 vehicle per day would pass through this intersection at ultimate build-out. The Alessandro Road/I-15E intersection is expected to be impacted by up to 35% of the project traffic for an increase of approximately 27,000 vehicles per weekday.	• Development of a full interchange at Eastridge Ave/I-215 and Alessandro Blvd/I-215	•Development of a full interchange at Eastridge Ave./ I-215 and Alessandro Boulevard/I-215 with close coordination with the AT&SF Railroad.

TABLE 6 (Cont'd)

ENVIRONMENTAL IMPACT EVALUATION MATRIX

	DESCRIPTION OF IMPACT	MITIGATION MEASURE	
		SPECIFIC PLAN	OTHER
NOISE	• Significant impact from March AFB	• Limiting permitted uses to those allowable under March AFB AICUZ Guidelines (See Section 3.1)	
LAND USE	• Loss of 1450 acres of land under cultivation, although agriculture is not considered a viable use for the property because of declining economic reture, and marginal soil quality.		
PUBLIC SERVICES	• Development under Specific Plan land use designation would create additional burdens of fire and police protection resulting in a need for additional equipment and personnel.		• Revenue generated by projected development is expected to offset additional service costs.
ENERGY	• Projected development would result in the additional consumption of electricy and natural gas, although increases are within the projections of local utilities and are not expected to adversely effect non-renewable energy supply on a regional basis.		• Incorporation of energy saving devices into building construction through a coordinated effort between developers and local utilities.
UTILITIES (excepting energy)	• Substantial increases in water, sewerage, and solid waste are projected.		• Projected increases are within the ranges estimated and planned for by local utilities

TABLE 6 (Cont'd)
ENVIRONMENTAL IMPACT EVALUATION MATRIX

	DESCRIPTION OF IMPACT	MITIGATION MEASURE	
		SPECIFIC PLAN	OTHER
HUMAN HEALTH	• No significant impact on local or regional health care facilities is expected to occur as a result of the proposed project		
CULTURAL	• See Appendix 'B'	See Discussion Appendix B	

TABLE 7

ENVIRONMENTAL FACTORS MATRIX *

ENVIRONMENTAL FACTORS		LAND USE PLAN AREAS					
		PHASE I	PHASE II	PHASE III	OPEN SPACE	CITY WIDE	REGION WIDE
EARTH	Seismic Hazards	0	0	0	-	X	X
	Soil Conditions	0	0	0	-	-	-
	Topography	-	-	0	-	-	-
	Unique Features	-	-	-	-	-	-
	Wind Erosion/Hazard	-	-	-	-	-	-
	Water Erosion	-	-	-	0	0	0
	Geologic Hazards	-	-	-	-	-	-
AIR	Air Emissions/Quality	X	X	X	-	X	X
	Odors	0	-	-	-	-	-
	Climate	-	-	-	-	-	-
WATER	Surface Flow	-	-	-	-	-	-
	Absorption Rates	-	-	-	-	-	-
	Drainage Patterns	-	-	-	-	-	-

* Environmental Factors which will affect, or be affected by, current land uses or potential land use changes:
X = Major Effect
0 = Moderate or Potential Effect
- = Limited or Negligible Effect

TABLE 7 (Cont'd)

ENVIRONMENTAL FACTORS MATRIX *

ENVIRONMENTAL FACTORS		LAND USE PLAN AREAS					
		PHASE I	PHASE II	PHASE III	OPEN SPACE	CITY WIDE	REGION WIDE
WATER	Flood Water	-	-	-	-	-	-
	Surface Water (Lakes)	-	-	-	-	-	-
	Flow of Ground Water	-	-	-	-	-	-
	Ground Water Quality	-	-	-	-	-	-
	Water Quality	-	-	-	-	-	-
PLANTS & ANIMALS	Diversity of Species	0	0	0	-	0	0
	Unique/Rare Species	0	0	0	-	0	0
	New Species	-	-	-	-	-	-
	Habitat Areas/Agri.	0	0	0	-	0	0
NOISE	Noise Level	0	0	0	-	-	-
	Exposure to Noise	0	0	0	-	-	-
	LIGHT AND GLARE	-	-	-	-	-	-
	LAND USE	0	0	0	-	-	-

* Environmental Factors which will affect, or be affected by, current land uses or potential land use changes:
X = Major Effect
0 = Moderate or Potential Effect
- = Limited or Negligible Effect

TABLE 7 (Cont'd)

ENVIRONMENTAL FACTORS MATRIX *

	ENVIRONMENTAL FACTORS	LAND USE PLAN AREAS					
		PHASE I	PHASE II	PHASE III	OPEN SPACE	CITY WIDE	REGION WIDE
RESOURCES	Use of Natural Resources	0	0	0	0	0	0
	Deplete Resources	-	-	-	-	-	-
HAZARDS	Toxic Substances/ Hazardous Waste	-	-	-	-	-	-
	Emergency Plans	0	0	0	-	0	0
	Accident Potential	0	0	0	-	-	-
	POPULATION GROWTH	0	0	X	-	X	0
HOUSE-ING	Existing Housing	-	-	-	-	-	-
	Housing Factors	-	-	-	-	-	-
TRANSPORTATION/ CIRCULATION	Vehicle Movement	0	0	0	-	0	-
	Parking	-	-	-	-	-	-
	Transportation Systems	0	0	0	-	0	0
	Circulation Patterns	0	0	0	-	0	0
	Rail Traffic	0	-	-	-	0	-
	Air Traffic	-	-	-	-	-	-
	Traffic Hazards	-	-	-	-	-	-

* Environmental Factors which will affect, or be affected by, current land uses or potential land use changes:
X = Major Effect
0 = Moderate or Potential Effect
- = Limited or Negligible Effect

TABLE 7 (Cont'd)

ENVIRONMENTAL FACTORS MATRIX *

ENVIRONMENTAL FACTORS		LAND USE PLAN AREAS					
		PHASE I	PHASE II	PHASE III	OPEN SPACE	CITY WIDE	REGION WIDE
PUBLIC SERVICES	Fire Protection	0	0	0	-	0	-
	Police Protection	0	0	0	-	0	-
	Schools	-	-	-	-	-	-
	Parks/Related Facilities	-	-	-	-	-	-
	Public Facilities/ Services	0	0	0	-	-	-
	Other Gov't. Services	-	-	-	-	-	-
ENERGY	Fuel or Energy	0	0	0	-	-	-
	Demand on Energy	0	0	0	-	0	-
UTILITIES	Power	0	0	0	-	0	-
	Natural Gas	0	0	0	-	0	-
	Communication	0	0	0	-	0	-
	Water	0	0	0	-	0	-
	Sewer	0	0	0	-	0	-
	Storm Drain	0	0	0	-	0	-
	Solid Waste	0	0	0	-	0	-

* Environmental Factors which will affect, or be affected by, current land uses or potential land use changes:
X = Major Effect
0 = Moderate or Potential Effect
- = Limited or Negligible Effect

TABLE 7 (Cont'd)

ENVIRONMENTAL FACTORS MATRIX *

ENVIRONMENTAL FACTORS		LAND USE PLAN AREAS					
		PHASE I	PHASE II	PHASE III	OPEN SPACE	CITY WIDE	REGION WIDE
HUMAN HEALTH		-	-	-	-	-	-
AESTHETICS		0	0	0	0	-	-
CULTURAL	Archaeology	-	-	-	0	-	-
	Paleontology	-	-	-	-	-	-
	Historic	-	-	-	-	-	-
	Unique Cultural Values	-	-	-	-	-	-

* Environmental Factors which will affect, or be affected by, current land uses or potential land use changes:
X = Major Effect
0 = Moderate or Potential Effect
- = Limited or Negligible Effect

5.8

GROWTH INDUCING IMPACT OF THE PROPOSED ACTION

The Specific Plan does not so much induce growth as it accommodates and provides a mechanism to control it. The increased employment base provided by projected industrial development will increase the demand for local housing. An estimate of the employment and population based on employment at total build-out of the Specific Plan Phases is presented on Table 7.

TABLE 8
PROJECTED EMPLOYMENT

	PROJECT	REGIONAL
PLAN PHASE	NUMBER OF EMPLOYEES 1/	PROJECTED POPULATION BASED ON EMPLOYMENT
Phase I	16,100	48,300
Phase II	8,000	24,000
Phase III	17,300	51,900
TOTAL	41,400	124,200

1/ Assumes 1.5 employees per 1,000 square feet of building area.
2/ Assumes ratio of population to employment = 3/1.
Source: Beland/Associates, Inc. based on analysis factors found in the "Economic Practices Manual", State of California Office of Planning and Research, January 1978.

This table presents a maximum development scenario. The actual impact is difficult to quantify as it is based on the real intensity of development as well as on the specific types of industries built. Table 7 does not take into consideration the redistribution of existing industries in the region to a new site within the Study Area. An estimate of persons who currently live in Riverside area but work outside the area and would be attracted to employment opportunities closer to home also cannot be accurately made.

5.9

EFFECTS FOUND NOT TO BE SIGNIFICANT

The State Environmental Checklist was adapted to table form for use in scoping of project specific evaluation. Each factor relevant to the Study Area and City was assessed for potential significance for each of the Specific Plan Phases. Table 8 shows this evaluation matrix.

5.10

PERSONS AND AGENCIES CONTACTED

- City of Riverside

  Mr. Merle Gardner, Planning Director
  Mr. Stephen Whyld, Principal Planner
  Mr. Frank Nall, Senior Planner
  Mr. Fred Porphir, Principal Engineer, Electric Division
  Mr. Hans Kamrath, Public Works Department
  Mr. George Kamrath, Public Works Department
  Mr. Bill Gardner, Chief Public Works Engineer

- Western Municipal Water District of Riverside of Riverside County (WMWD)

  Mr. Bob Cantu, Senior Project Engineer
  Mr. Don Harriger, Manager

- Metropolitan Water District of Southern California (MWD)

  Mr. B. Campbell, Facilities/Operations
  Mr. A. L. Hovanec, Director of Right-of-Way

- Edgemont Community Services District

  Mr. Sam I. Gershon, Vice President
  Albert A. Webb Associates, Consulting Engineers

- Southern California Edison Company

  Mr. Jack Baughman, Planning Division

- County of Riverside

  Flood Control and Water Conservation District
  Office of Road Commissioner and County Surveyor

- Southern Pacific Pipe Lines, Inc. (SPPL)

  Mr. L.O. Luthor, Colton Station Superintendent

- Four Corners Pipe Line Company

  Ms. Claudette E. Saunders, Agent Land and Right-of-Way

- California Department of Transportation (CALTRANS), Division 08, San Bernardino

  Mr. Tom Smith, Public Affairs
  Mr. Dick Scoia, Planning Section
  Mr. Bill Bailey, Project Engineer
  Mr. Richard M. Slater, Railroad Clearance Agent

- The Atchison, Topeka and Santa Fe Railway Company

Mr. E. G. (Gil) Gilmer, Regional Engineer
Mr. John Pena, Industrial Development Department

REFERENCES

Air Quality Handbook for Environmental Impacts Reports, South Coast Air Quality Management District, October 1980

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EIR Manual for Private Projects, Los Angeles City Planning Department, August 1975 (revised)

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March AFB, Air Installation Compatible Use Zone Report, Department of the Air Force, October 1979

Preliminary Soils Investigation, Portion of Box Springs Area, prepared by Sid Lance Construction Company by CHJ Materials Laboratory, October 1979

Southeast Area Plan, Sewer Feasibility Report, City of Riverside by Albert A. Webb, Associates, August 1981

PERSONS WHO PREPARED THE DRAFT EIR

- R. Dale Beland, AIA, AICP, President, Beland/Associates, Inc.
- Paul R. Secord, Vice President, Beland/Associates. Inc.

APPENDIX 'A'

SUMMARY OF BIOLOGICAL IMPACTS

I. INTRODUCTION

The City of Riverside contracted with Pacific Southwest Biological Services, Inc. to conduct a biological survey of the Box Springs Industrial Park Specific Plan Study Area as part of the Environmental Impact Report for this project. Copies of the original report, entitled "Report of a Biological Survey of the Box Springs Specific Plan Study Area", dated 25 October 1982, are available for public review upon request at the Planning Department, 2nd Floor, City Hall, 3900 Main Street, Riverside, CA 92522. Following is a summary of the major points in this biological survey, including a description of existing conditions, expected impacts and recommended mitigation measures.

II. EXISTING CONDITIONS

The biological survey was conducted by R. Mitchell Beauchamp, MSc., consulting botanist, and Stephen J. Montgomery, MSc., consulting zoologist, by means of on-site inspection on 6 separate occasions over the period 8/27/82 to 10/9/82. Although not all portions of the site could realistically be given detailed inspection, all major canyons, rock outcrops, woodlands and open habitats were, however, scrutinized at close range.

A. Botany

Two native plant associations occur on the Box Springs Industrial Park Specific Plan Study Area, namely, Inland Sage Scrub and Riparian Woodland (see Figure 1). Inland Sage Scrub is represented by California Sage Brush, Sand-Aster, Deerweed and Flat-top Buckwheat. Riparian Woodland is found in Sycamore Canyon as a result of perennial waters and is characterized by the Willow, Cottonwood and Sycamore trees. Aside from existing stands of Riparian Woodland and Inland Sage Scrub, a majority of the site has been disturbed by agriculture and fires. The following is an estimate of the relative proportion of various vegetation categories on-site:

Cultivated	53%
Disturbed	8
Inland Sage Scrub	27
Riparian Woodland	12
Total	100%

One hundred thirty total plant species were observed on-site with about 30% of this total being non-native. The list would be expected to be about 20% larger if conducted from a Spring survey. No rare, endangered, threatened or otherwise sensitive plant species were observed or are known to exist on-site. Two sensitive species, Caulanthus simulans and Dudleya multicaulis, could occur on the site and, if present, would be discovered during a Spring survey.

B. Zoology

. Amphibians and Reptiles

No amphibians were detected during the present survey. Five amphibian species are known from the area, however, and may occur on-site during less dry periods of the year. Seven species of reptiles all common to Southern California have been observed on the site with about 22 other species known for the region also likely to inhabit the site.

. Birds

A total of 57 bird species have been observed on and immediately adjacent to the site or are contained in other reports for the area. A total of at least 75 species is expected, although not all of these would breed on site. A total of 10 raptor species were observed on-site, including one eagle, two hawks, 2 falcons, one harrier, one kite, and three owls. Over half of the observed raptors are likely on-site nesters. Golden eagles, which may nest nearby to the east in the Box Springs Mountains, were observed to perch and hunt on-site.

. Mammals

Nineteen mammal species have been observed on or immediately adjacent to the site. Among these, the Stephens Kangaroo Rat is of primary importance in the study area because it is classified as rare by the California Department of Fish and Game. A discussion of the results of a trapping survey conducted for this species is provided in the section below entitled "Sensitive Animal Species". Distinctive among other observed species, primarily because of their large size and relative scarcity, are the predatory coyote, bobcat and badger.

. Sensitive Animal Species

Table 1 lists the sensitive species observed or expected on or immediately adjacent to the site. Included in this table are the primary habitats used by each species, its sensitivity status and expected effects of future projects on its populations.

Particular attention was given to the status of the Stephen's Kangaroo Rat on-site since, as noted above, this species is classified as rare by the California Department of Fish and Game. Figure 2 indicates trapping locations and Stephen's Kangaroo Rat habitat areas. The survey conducted on-site was in the opinion of the consulting zoologist sufficient to determine the general status of this species on-site. The highest numbers of Kangaroo Rats were captured, and otherwise indicated by signs, in the western portion of the site, wherever the terrain is relatively level and not recently cultivated. Fewer were captured easterly of Sycamore Canyon, since, most of this level area is now or has recently been under cultivation.

III. EXPECTED BIOLOGICAL IMPACTS

Following is a summary of generally expected long-term direct and indirect biological impacts associated with development of the study area:

- Direct loss or reduction in size of existing habitats and wildlife populations wherever development or grading occurs.

- Surrounding undeveloped terrain will be affected to varying degrees by disturbances related to development, such as noise and people.

- Reduced open area which serves as important hunting grounds for raptors and other predators.

- Potential for fragmentation of presently extensive habitat, which can lead to lower species diversity or lower density of some species in the area. A general reduction in habitat in the region, representing a small but overall cumulative loss, which over time, and when combined with similar small losses elsewhere, results in a large and significant reduction in habitat in the region.

- Ground dwelling wildlife movement onto or away from the site may be blocked or impeded by developments.

- Shifting of the existing multihabitat fauna to one emphasizing one or another habitat (e.g., only riparian fauna) by concentrating development in one habitat.

- Invasion onto the site or increase in density of certain species that are well adapted for cohabitation with humans.

Impacts to the Rare Stephen's Kangaroo Rat

The impact of any type development on resident Stephen's Kangaroo Rat populations are straightforward. If a colony occurs where earth must be either cultivated, graded or covered by pavement or buildings, all rodents in this area will be eliminated. Adjacent to commercial or industrial sites, if kangaroo rat habitat is not directly disturbed, populations should continue to exist.

IV. RECOMMENDATIONS TO REDUCE BIOLOGICAL IMPACTS

Following is a summary of general and specific recommendations designed to reduce or, where feasible, eliminate the impacts discussed in the previous section.

- General Recommendations

  1. Preserve as much as possible of the natural habitats on-site in their present or an improved state.

     Figure 3 illustrates the habitats considered to be of primary importance to the greatest number of wildlife species. Figure 4 illustrates the area recommended for exclusion from development for biological reasons.

This latter area represents a compromise between development concerns and the preservation of habitats of greatest importance to area wildlife. As can be noted from Figures 4 and 5 the area proposed as biological open space generally coincides with the boundaries of the Sycamore Canyon Open Space land use designation. However, as discussed in greater detail later in the recommendations for the Stephen's Kangaroo Rat, in those areas proposed for biological open space, which are also planned for industrial park uses, site investigation by a qualified biologist should be required prior to any development (see discussion p. A-8). Such areas are indicated on Figure 5 as "areas of open space non-overlap".

2. Confine approved developments to the smallest possible area; that is, disturb as little habitat as possible on and surrounding project sites.

   Clustering of structures and associated developed areas should serve to accomplish this. The City should, therefore, adopt a policy of encouraging cluster development adjacent to sensitive wildlife habitats in the Box Springs Industrial Park study area as shown in Figure 3.

3. Do not destroy the continuity of riparian woodland or other continuous habitats by developing in their centers. Instead, try to place development at the edge of a habitat, or away from riparian habitat altogether. The exception would be a road crossing.

   As a matter of policy, any proposed development in this area should be designed so as to minimize conflict with areas identified as Riparian Woodland on Figure 1. Implementation of this policy should occur via a plot plan review process.

4. Exclude sizable areas of all existing uncultivated vegetation types from development, including sage scrub, open field and riparian vegetation. This will allow for the continued existence on-site of a variety of species restricted to these particular habitats.

   Preservation of the area proposed as biological open space on Figures 4 and 5 would be sufficient in this regard. As discussed in #1 above and later in specific recommendations for the Stephen's Kangaroo Rat, a field inspection by a qualified biologist should be required in "areas of open-space non-overlap" as identified on Figure 5.

5. Restrict commercial and industrial development to flat areas away from canyons. Encircle commercial and industrial areas with chain link fence, to limit wandering into adjacent habitat. This will reduce the impacts of development on area wildlife.

As a matter of policy the City should encourage fencing of development in this area in accordance with the intent of this recommendation.

6. The closer the approach to riparian habitats, especially Sycamore Canyon, the sparser should be all types of human improvements or developments.

   A policy encouraging clustering of development as described in regard to #2 above should serve to further the intent of this recommendation.

7. Do not allow construction, grading or other disruptive activities near raptor nest sites as identified on Figure 6 between February 15 and July 15. A buffer zone of at least 150 meters radius should allow breeding to proceed. Disturbance should not occur near nests in canyons during breeding season.

   No development is proposed to occur on or near these sites, since, they are identifed as being within the Open Space land use designation associated with Sycamore Canyon. Other measures intended to protect these nesting sites should also be considered at such time as the actual development of Sycamore Canyon Park is proposed.

Specific Recommendations

1. Activities such as the use of firearms, bow and arrows or off-road vehicles should be prohibited on the site.

   Such activities are generally not legal within the City of Riverside.

2. Pets should not be allowed to roam freely on the site.

   This is not likely to occur, however, since no residential development is proposed.

3. Fires should either be disallowed or strongly controlled.

   Open fires are generally not permitted in the City and, where permitted, are strictly controlled by the City's Fire Department.

4. Vehicles should be restricted to unimportant habitats, away from riparian vegetation, major ridgelines, peaks and Kangaroo Rat inhabited fields. One or two narrow crossings through the riparian habitat might be acceptable in the shallower sections of Sycamore Canyon (see Figure 3).

Adoption of the recommended biological open space area (see Figure 4) should serve to implement this recommendation. As noted in General Recommendation #1 above, the proposed biological open space area generally coincides with the boundaries of the open space land use designation.

In the "areas of open space non-overlap" (Figure 5), a survey by a qualified biologist should be required prior to any development. This matter is discussed in greater detail in the section regarding specific recommendations for the Stephen's Kangaroo Rat. (See p. A-8).

5. Pest (rodent) control programs are not advised, since they would likely negatively impact Stephens' Kangaroo Rats if they were conducted on flat terrain.

   The City has no authority to restrict the use of such programs on private development within the area, however, no pest control programs should be implemented on public properties in this area as a matter of policy.

6. If trail systems are developed, they should not occur on the floor of Sycamore Canyon north of the point where the Metropolitan Water District's Mills Filtration Plant runoff enters the creek (Point A, Figure 3). Trails in this area should follow higher elevations above the canyon wall or along higher ridgelines. Most of such a trail system would occur in the adjacent Sycamore Canyon Specific Plan Study area; therefore, a more complete discussion of trails is contained in the biological report for that area.

   The reason for excluding trails from the bottom of the northern part of the canyon is to preserve some measure of isolation for the more sensitive wildlife in the area. This issue should be considered at such time as the Sycamore Canyon Park is to be developed.

7. Pollutants from industrial or commercial complexes should not enter the Sycamore Canyon water system.

   All disposal of liquid wastes will be through a sanitary sewer system pursuant to City and Water Quality Control Board standards and are not expected to enter any natural drainage systems.

8. Cluster developments in field habitats to avoid impacts to Stephens' Kangaroo Rat population and preserve greater areas of open terrain for raptors and other animals.

   As previously noted, the City should adopt a policy of encouraging cluster development adjacent to sensitive wildlife habitat areas in the Box Springs Industrial Park as shown on Figure 3.

9. Plant site-native or non-invasive low-water use trees in open habitats.

   The landscape use of such plant material will avoid contamination of native plant communities by aggressive, non-native plants, especially in the woodland habitat. Further, the use of plants with low water requirements will mean less water demand by future developments and the chance of survival of landscaping without irrigation. The proposed specific plan includes policies encouraging the use of drought resistant landscaping in the study area as well as recommended plant materials suitable to the area (see Section 2.3).

10. Nest boxes in trees would possibly increase the density of certain hole nesting species in open parts of the site lacking appropriate nest cavities.

    Applicants should be encouraged to install nest boxes in on-site trees. The City should also investigate a program of installing nest boxes in future street trees within this area.

11. As a general guideline, development should be excluded from all drainages containing willows (Salix sp.) or other well developed woodland, since, wildlife diversity tends to be higher in these types of habitats. Most, but not all of these drainages, are shown in the primary vegetation map (see Figure 1) or in the primary sensitive wildlife habitat map (see Figure 3). Field inspection of proposed development sites by a person knowledgeable in the identification of riparian vegetation would allow for the precise location of structures outside of such drainages.

    The City should review all proposed development within existing drainage features to ensure that riparian habitats are adequately protected. This policy could be implemented through the City's plot plan review process.

12. The native Juniper shrubs in the study area should be left standing to preserve this outlier of a vegetation type representative of the unusual intrusion of native desert vegetation into the coastal region.

    To address this concern, applicants should identify all existing trees and shrubs on initial plot plan submittals for required Design Review Board review. All reasonable efforts should be made to preserve, either through design or by relocation on-site, if necessary, all native Juniper shrubs.

Recommendations for Stephen's Kangaroo Rat

Preservation of populations of the Stephen's Kangaroo Rat necessitates the exclusion of their habitats from development. Since total exclusion of development in on-site habitat suitable for the Kangaroo Rat is unreasonable, partial exclusion is recommended. Figures 4 and 5 indicate the area proposed as biological open space, which is deemed necessary to preserve a reasonable proportion of known Stephen's Kangaroo Rat habitat and existing populations within the study area. As can be seen, this proposed biological open space area generally coincides with the proposed boundaries of the Sycamore Canyon Open Space land use designation with the exception of two separate areas now indicated on the proposed Specific Plan for Industrial Park land uses and identified on Figure 5 as "areas of open-space non-overlap". One of these lies along the westerly edge of Sycamore Canyon, while the other is situated between the two major forks of the Canyon at its upper elevations. In order to protect Kangaroo Rat populations within these two areas, the City should establish a policy requiring on-site investigation by a qualified biologist as development on individual parcels is proposed. Recommendations of the biologist regarding measures necessary to protect existing Kangaroo Rat populations should be required in the design and construction of individual development proposals. The biologist should be required to be present on site at least during the initial site preparation stage, to ensure that Kangaroo Rat habitat is not disturbed.

1/M12/Gb
12/22/82

Table 1. Sensitive Species Observed on or near the Box Springs Industrial Park SPA

Common Names	Primary Habitat Used	Status On site	Official Status	Project Impact
San Diego Horned Lizard	Shrub habitats	Unknown, likely residents	Depleted(b)	Reduce or Eliminate
Granite Night Lizard	Granitic outcrops	Unknown	Depleted(b)	Reduce population
White-tailed Kite	Open field hunting cultivated or uncultivated riparian nests and perches	Probable year-round resident probable nester	Fully Protected(c)	Reduce nest sites or hunting areas
Cooper's Hawk	Woodlands with open fields	Periodic visitor may but probably does not nest	Remsen(e) Priority III	Reduce hunting area
Golden Eagle	Open field hunting; rock outcrop perches	Periodic visitor	Fully protected Remsen(e) Priority III	Reduce hunting area; less use of perches
Prairie Falcon	Open field hunting, rock outcroppings	Periodic visitor no scrapes seen	Remsen(e) Priority III	Reduce hunting area
Burrowing Owl	Open fields cultivated or uncultivated graded banks and where ground squirrel burrows are present	Resident	Remsen(e) Priority II.	Possible enhancement
Bewick's Wren	Scrub, riparian vegetation	Common	Blue List(d)	Reduce population size
Loggerhead Shrike	Open fields with available perches	Common	Blue List(d)	Reduce population size
Black-tailed Gnatcatcher	Shrub vegetation	Fairly Common	Blue List(d)	Reduce or eliminate population

Table 1. (Continued)

Common Names	Primary Habitat Used	Status On site	Official Status	Project Impact
Stephens Kangaroo Rat	Open level fields with sparse vegetation	Common at sporadic colony sites	Rare(c)	Reduce or eliminate populations unless protected
Coyote	Dens in isolated canyon burrows	Dens and hunts	None	Eliminate use of den sites
Ringtail	Rocky areas near water	Unknown	Fully protected(c)	Little if any
Badger	Open fields	Unknown; may but probably does not inhabit the site	None, but rarely found in surveys in Southern California	Reduce or eliminate population
Bobcat	Scrub, riparian and rocky areas	Present in unknown densities	Under review by CDFG(c) for protected designation	Reduce population

Future projects are expected to cover extensive areas of ground with various buildings, roads, parking lots and other features. All of these will reduce wildlife habitat and densities of existing species to some degree. Naturally, the more areas developed the greater the habitat loss and the more extreme the listed expected impacts on wildlife.

(b) International Union for Conservation of Nature and Natural Resources (1979)

(c) California Dept of Fish & Game Listing

(d) Audubon Society Blue List, Tate & Tate (1982)

(e) Remsen (1977)-Species of special concern

Appendix II discusses the various listings of animal sensitivities by various agencies and groups.

Figure 1. Vegetation Map - Box Springs Industrial Park SPA

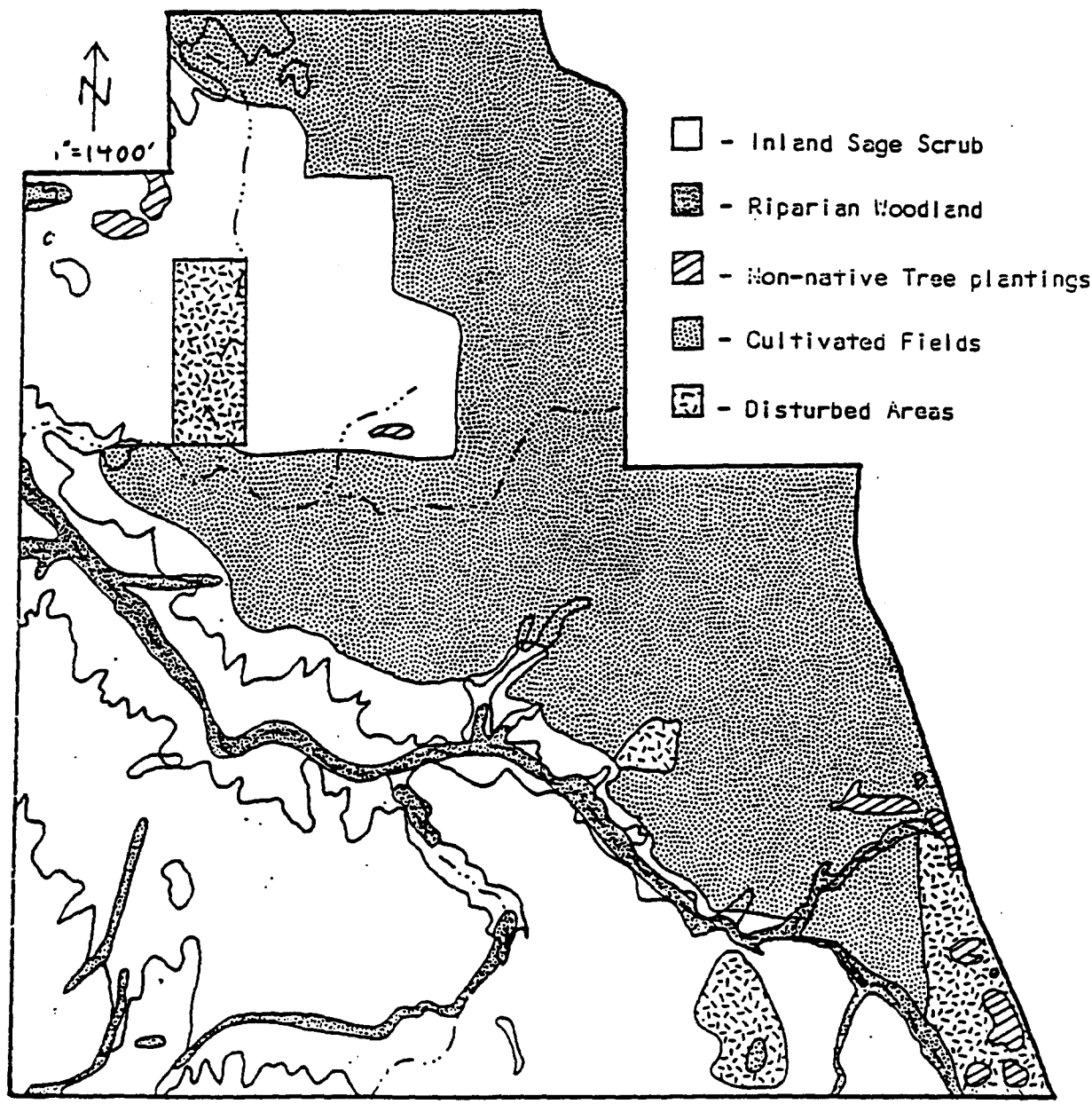


Figure 2. Stephens' Kangaroo Rat Trapping Locations and Habitat Areas

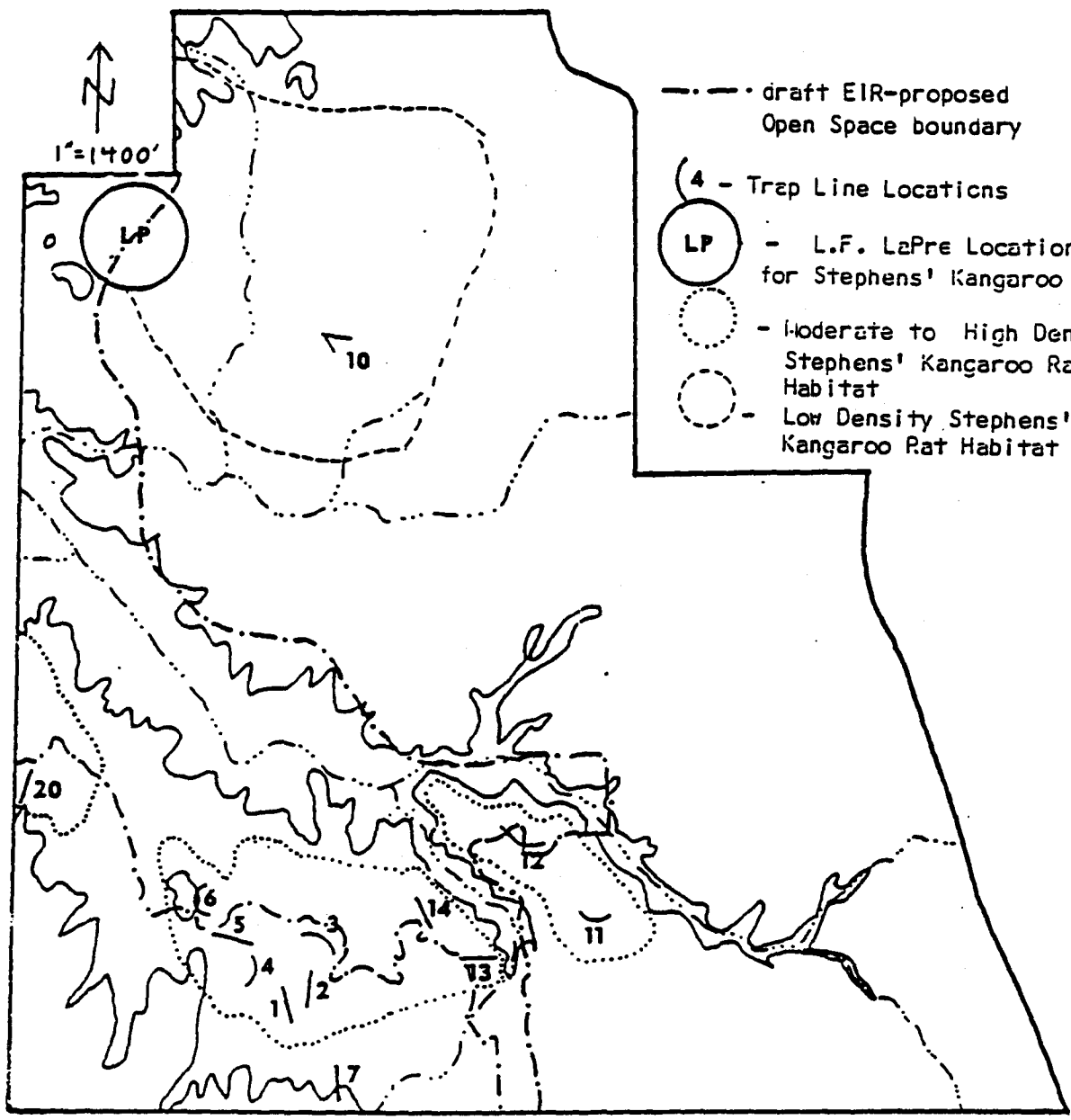


Figure 3. Primary Sensitive Wildlife Habitat Areas,
Box Springs Industrial Park SPA (Also see Figure 5)

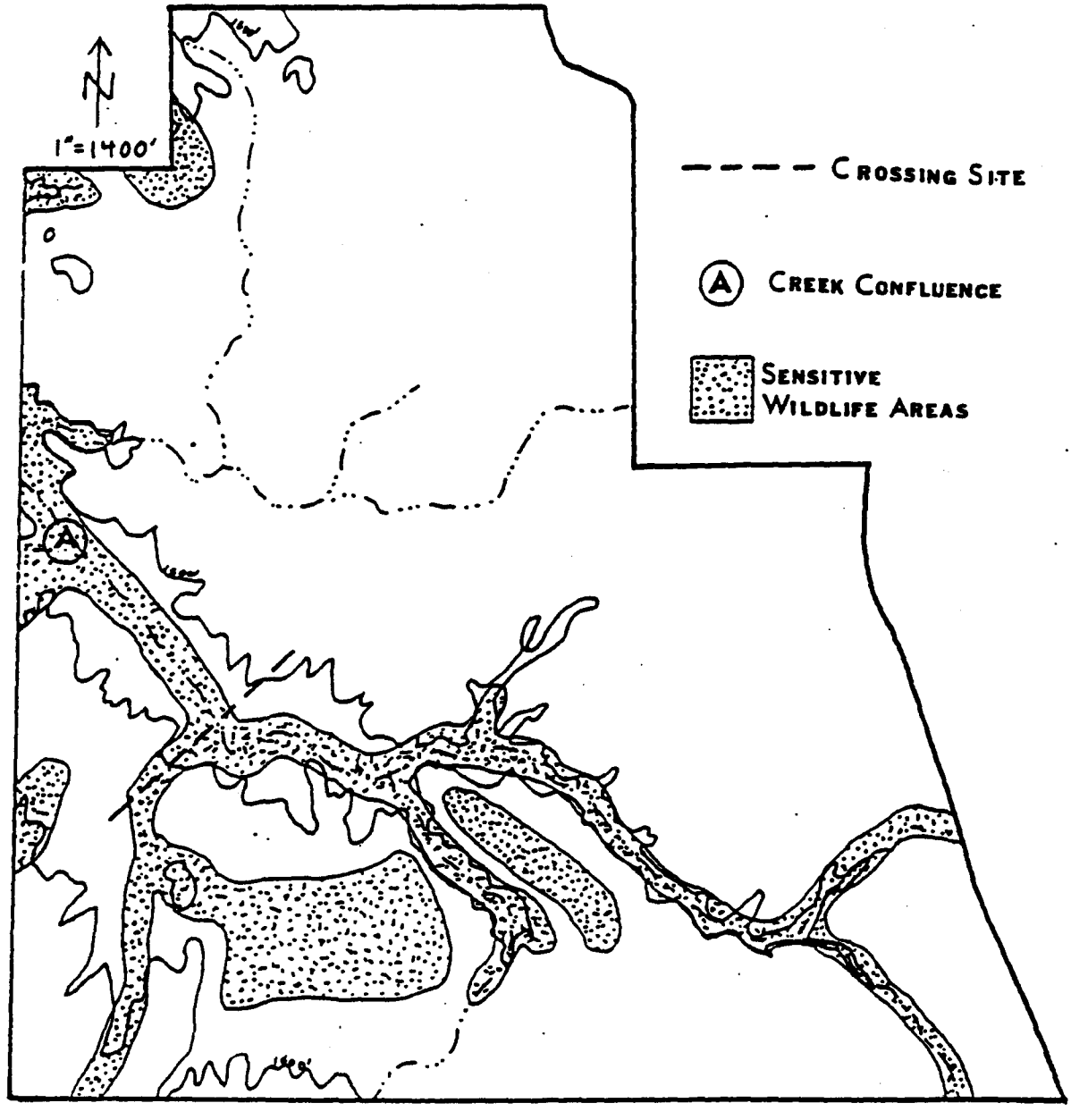


Figure 4. Proposed Biological Open Space and Development Exclusion Area

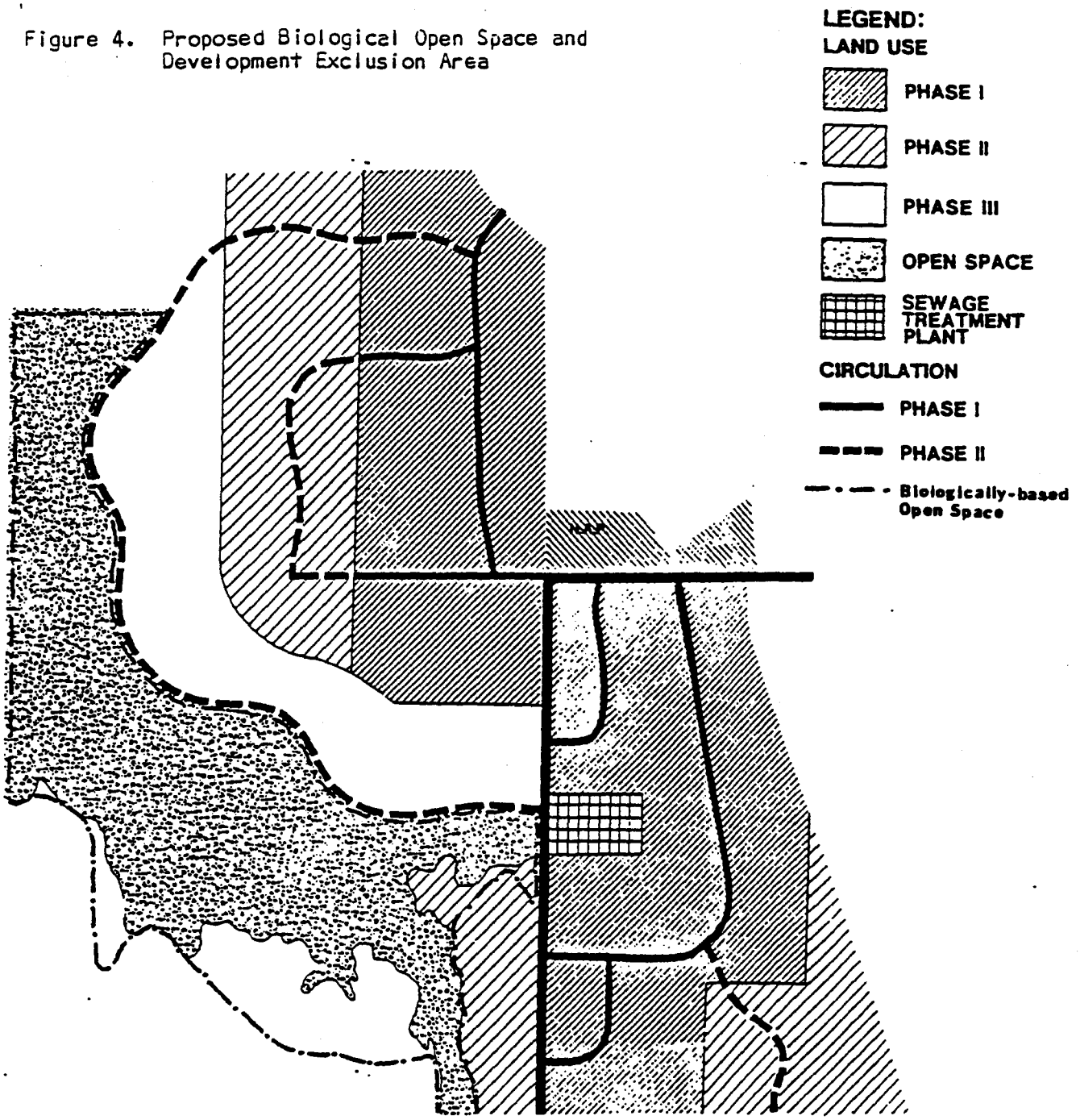


Figure 5. Difference in Areas proposed as Open Space and Biologically Sensitive Areas (Source: Exhibit 7, draft EIR, Box Springs Industrial Park)

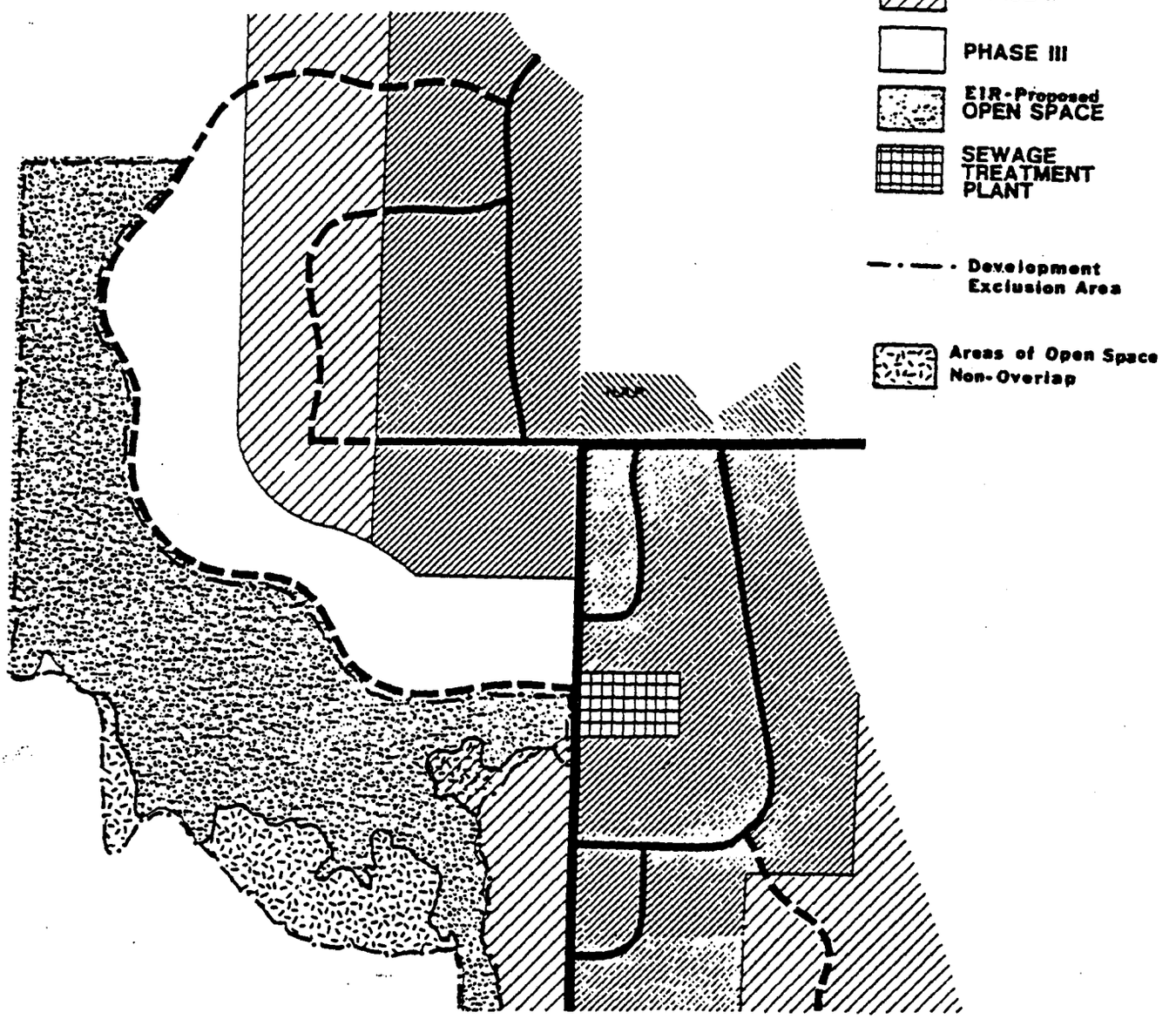
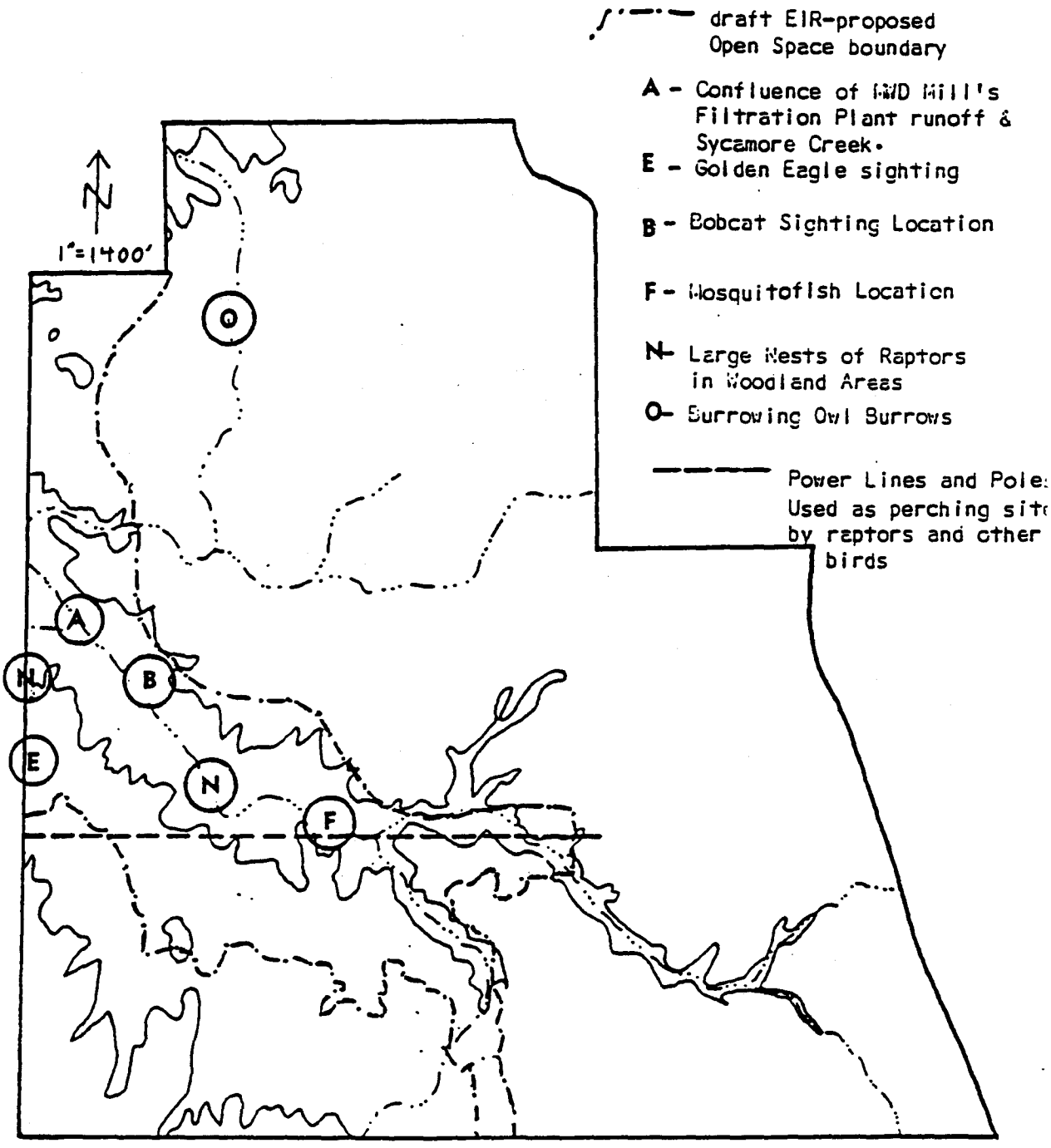


Figure 6. Wildlife Features of the Box Springs Industrial Park SPA



APPENDIX 'B'

SUMMARY OF ARCHAEOLOGICAL IMPACTS

I. INTRODUCTION

Background

The City of Riverside contracted with the University of California Riverside - Archaeological Research Unit (ARU) to conduct an archaeological survey of the study area to identify, evaluate and recommend mitigative measures for cultural resources that may be affected by the development of the proposed Box Springs Industrial Park Specific Plan. The study consisted of a check of the California Archaeological Site Survey (CASS) records on file at the ARU the CASS information center for Riverside County, review of archaeological, ethnographic and historic literature pertinent to the area, and an "on foot" survey of the study area. The site records revealed the presence of over 30 previously recorded sites within and around the study area. The "on foot" survey revealed the existence of 73 sites, mostly milling features, located and recorded within the study area.

Following is a summary of the ARU study prepared for this EIR by James D. Swensen entitled "An Archaeological Assessment of the Box Springs Industrial Park Specific Plan Study Area, Riverside, California," dated October 1982. Copies of the original report are available for public inspection at the offices of the Archaeological Research Unit, University of California Riverside, Riverside, California 92521.

Environmental Setting

The climate of the area can be classified as Mediterranean or "summer dry-subtropical" and is characterized by long, hot, dry summers and mild, relatively wet winters. The annual rainfall can be from 30 to 50 cm, with the bulk of that falling between the months of January and April.

Primary sources of surface water in the general area are small springs scattered along fault lines at the base of mountain slopes and in deeper drainages that have downcut in places to expose waterbearing strata, such as in Sycamore Canyon itself.

Vegetation in the Study Area is represented by three plant communities, Valley Grassland, Coastal Sage Scrub, and Riparian Woodland. Agricultural and intensive sheep grazing in recent years have eliminated the native plant cover in the Valley Grassland community, which we believe formerly existed on the flat terrain of the Study Area.

In terms of resources important to the prehistoric human inhabitants of the region, who practiced a hunting and gathering subsistence strategy, the Study Area would have been most valuable for seed procurement during the late spring and summer months in the Valley Grassland and Coastal Sage Scrub plant communities. Fauna procurement through hunting, trapping, or jackrabbit and antelope drives, could have occurred within the Study Area at any time during the year and in all plant communities.

Ethnography

The Sycamore Canyon/Box Springs area cannot be definitely assigned to any one of the four socio-political groups whose territories converged at this location. The four groups are the Gabrielino (to the west), Serrano (to the north), Luiseno (to the south), and Cahuilla (to the west). The above names (Gabrielino, etc.) define groups of people speaking a common language.

Four basic types of archaeological sites or loci of human activity are observable in the archaeological record. In increasing order of abundance these are: 1) the village site (usually a large well-defined area marked by a great diversity of cultural remains and located within 8 km of most of the necessary resources mentioned above); 2) the temporary campsite (occupied seasonally by small groups for short periods and marked by milling features and/or lithic debris from the manufacture of hunting and food processing tools); 3) vegetal food processing sites marked simply by milling features; and 4) isolated tools such as projectile points, milling implements, or lithic flakes. As the Study Area was in prehistoric times composed primarily of Valley Grassland and Coastal Sage Scrub plant communities with narrow Riparian Woodland strips (or gallery forests) along watercourses, and is situated some distance from extensive oak groves, the types of sites to be expected in the area are milling features, isolated tools, and possibly a temporary campsite or two.

History

Except for free grazing cattle, the Study Area seems to have received no particular attention until the early 1900's, when homesteads were established for dry farming. Dry farming, sheep grazing, and recreation have been the major activities in the Study Area in recent times.

II. METHODS OF DATA COLLECTION

Previous Studies

Prior to actual field survey of the Study Area, the CASS records on file at the ARU were searched for information regarding previous archaeological research in the area. The records indicated that a 70 acre parcel in the northwest portion of the Study Area had been surveyed by the San Bernardino County Museum Association in connection with a decomposed granite quarrying operation being carried out by E. L. Yeager Construction Company. This survey located 14 sites within the Study Area (CA-RIV-2425-2438), all but one of which are bedrock milling features with no associated cultural debris. CA-RIV-2425 is a large temporary campsite, tentatively assigned to the Milling Stone Stage (ca. 8500-5000 B.P.). In addition to bedrock milling features, artifacts noted included fragments of portable metates, fragmentary and whole manos, hammerstones, and broken projectile points. The site was also the location of an historic period homestead and glass, metal, and ceramic fragments, scattered red bricks, and possible remains of an adobe structure were noted just west of most of the prehistoric material. All of the prehistoric artifacts observed were collected and are being housed at the San Bernardino County Museum.

Other studies conducted in the vicinity of the Study Area and important to an understanding of the archaeological resources located therein include the report of archaeological survey and excavations at Perris Reservoir (O'Connell et al. 1974), an overview study of the paleontology, history, and archaeology of a large area east, west, and south of the Study Area (Bean and Vane 1979), and the report of a survey of a parcel located immediately north of the Study Area (Gardner 1973; McManis 1978). Concurrent with the study reported herein, the ARU performed a similar study of the adjacent Sycamore Canyon Specific Plan Study Area.

Survey Procedure

After completion of the site records search and literature review phases of the study, the field survey of the Study Area was performed on September 27-29, 1982. The survey crew consisted of the author and Daniel McCarthy and Stephen Bouscaren, ARU Staff Archaeologists. Surveying was accomplished by walking north-south or east-west oriented transects across arbitrarily defined sections of the Study Area with 20 m spacing between surveyors. Transect directions and lengths were determined by terrain features such as deep drainages. In relatively level areas recently disked and thus devoid of vegetative cover, spacing between surveyors was increased to 40 m with no loss of ground surface visibility. All boulder outcrops except those on the steepest walls of Sycamore Canyon and its tributary drainages were closely inspected for milling features, rock art, and caches. The area surveyed earlier in 1982 was not systematically surveyed due to time constraints and because mitigative measures for sites previously recorded there had already been performed. Review of the survey report indicated that the earlier survey was sufficiently thorough for the purposes of this study. Also, the area under irrigation at the time of the survey (roughly the NW 1/4 of Section 10 [north of the sewage treatment plant] and the SE 1/4 of the SE 1/4 of Section 4) were not systematically surveyed for the reason that impacts from disking and plowing would have destroyed any sites located there. An on-foot reconnaissance was performed in these areas and boulder outcrops were inspected. As sites were encountered their location was plotted on 1:2400 scale topographic maps, descriptive field notes were taken, and the sites were flagged with trail tape. During the week of October 4-8, 1982, Daniel McCarthy returned to the field to complete site record forms, create site sketch maps, and take photographs. Philip Wilke, ARU Administrator and Principal Investigator, inspected the Study Area during the pre-survey planning phase and again during the detailed site recording phase.

III. SURVEY RESULTS

A total of 73 prehistoric sites were recorded within the study area. Of this total, 14 sites were initially recorded during a previous survey of a portion of the Study area (see the discussion of previous studies above in this report), and 59 sites were recorded during the survey reported herein. One site has both prehistoric and historic components. A survey of the adjacent Sycamore Canyon Specific Plan Study Area, conducted concurrently, recorded 40 sites. All of the sites have bedrock milling features, and only six sites display cultural materials other than bedrock seed grinding slicks (metates).

Discussion of Results

The surface archaeology of the Study Area strongly suggests that the area was used in prehistoric times almost exclusively for the gathering and preliminary processing of herb and grass seeds. Except for 13 bedrock mortars, the 524 milling features recorded in the Study Area are all grinding slicks with little or no depth from use. Most appear to have been used only once, a fact not surprising in an area with such an abundance of suitable bedrock surfaces scattered about the landscape. Portable artifacts noted were also primarily milling implements, except for a few lithic flakes and tools collected from CA-RIV-2425 prior to this survey. CA-RIV-2425 is the single occupation site recorded in the area, and it probably was used as a temporary camp during the late spring and summer months by small groups of seed collectors. It is on the north side of Sycamore Canyon, however, while most of the milling features recorded in the area lie to the south of the canyon. The possibility exists that other occupation sites remain undiscovered outside the Study Area to the south.

Cupule rocks (or more properly, pitted rock petroglyphs) such as the one at CA-RIV-998 are one of the unsolved mysteries in the archaeological record of California. They often occur in proximity to habitation sites, and are thought to relate to ceremonial activities, but accurate data about their origins and function are lacking in the ethnographic literature.

The absence of time-sensitive artifacts precludes an attempt to assign an age to any of the sites in the Study Area.

IV. SITE SIGNIFICANCE AND RECOMMENDATIONS FOR MITIGATION OF POTENTIAL IMPACTS

It has become customary in recent years to evaluate the significance of archaeological sites in terms of their eligibility for nomination to the National Register of Historic Places. According to federal regulation 36 CFR 60.6 an archaeological site meets the criteria of eligibility for nomination if it has yielded or has the potential to yield information important to our understanding of prehistory. It is doubtful whether any of the sites recorded in the Study Area would meet these criteria as an individual site. As a whole, however, the large complex of milling features, one temporary occupation site (CA-RIV-2425), and one rock art site (CA-RIV-998) recorded in the Study Area and in the adjacent Sycamore Canyon Specific Plan Study Area would probably qualify for nomination as an archaeological district.

Except for CA-RIV-2425 and CA-RIV-998, all of the sites recorded are milling features with no evidence of subsurface deposits. CA-RIV-2425 has been surface-collected in connection with a decomposed granite quarrying operation in the area. It is the recommendation of this study that further data recovery at this site would be unproductive in terms of increasing our understanding of the prehistory of the area. Past and present off-road vehicle and agricultural impacts have disturbed all and probably destroyed much of the cultural debris at the site.

The tentative Specific Plan for the Study Area designates the greater part of the SW 1/4 and the W 1/2 of the NW 1/4 of Section 9 and the W 1/2 of the SW 1/4 of Section 4 as Open Space. CA-RIV-998 and CA-RIV-2425 and many of the milling feature sites lie within this area, and if this plan is followed the